

Location Map
not to scale

APPLICANT

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3255 West March Lane, Suite 400
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(209) 473-6010

ENGINEER

Adobe Associates, Inc.
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LANDSCAPE

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SURVEYOR

Adobe Associates, Inc.
c/o: Aaron R Smith, PLS 7901
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8100 VALENTINE AVENUE DEVELOPMENT - VESTING TENTATIVE MAP PACKAGE

8100 Valentine Avenue, Sebastopol, California

APN 004-510-054

SHEET INDEX

1.	C1.0	TITLE SHEET
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5.-7.	C3.0-C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
8.	C4.0	PRELIMINARY UTILITY PLAN
9.	C5.0	FIRE TRUCK ANALYSIS

General Notes

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in October and November of 2025.

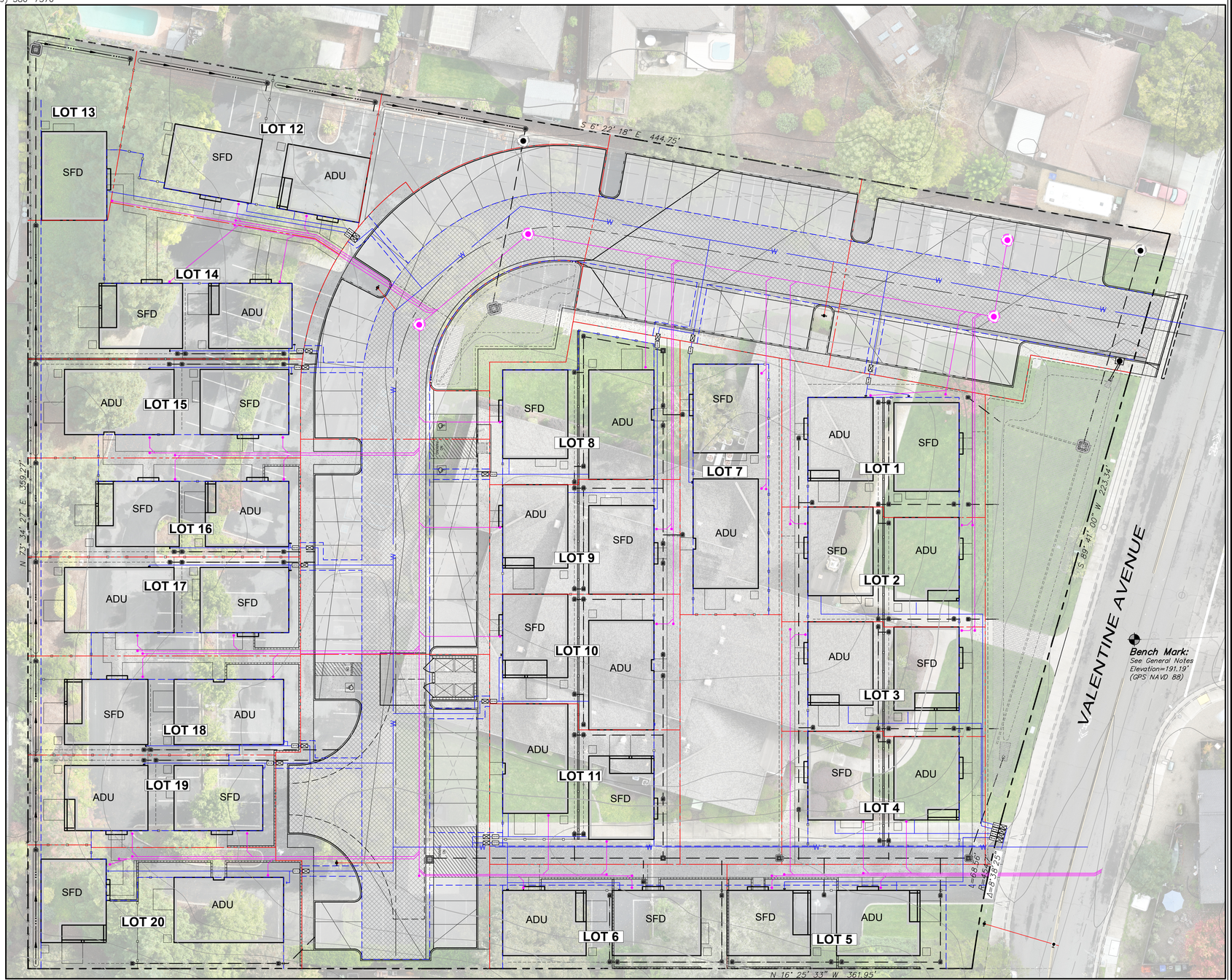
Bench Mark: *Found 2 BD Punch in Well, Adobe Associates, Inc. Control Point #101, as shown hereon. Elevation = 191.19' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected November, 2025.*

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		LOT LINE
		NEW EASEMENT LINE
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		WATER SERVICE / WM
		WATER SERVICE / RPBP
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
		DRAINAGE SWALE
		DAYLIGHT LINE
300	300	INDEX CONTOUR
299	299	INTERMEDIATE CONTOUR
		DOMESTIC WATER
		FIRE WATER
		SANITARY SEWER

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	MAX	MAXIMUM
AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	NTS	NOT TO SCALE
ADU	ACCESSORY DWELLING UNIT	OHW	OVERHEAD WIRE
APN	ASSESSORS PARCEL NUMBER	PAE	PRIVATE ACCESS EASEMENT
BFP	BACKFLOW PREVENTOR	PL	PROPERTY LINE
BLDG	BUILDING	PUB	PUBLIC
BM	BENCHMARK	PVSE	PRIVATE STORMDRAIN EASEMENT
CB	CATCH BASIN	PAUE	PUBLIC ACCESS & UTILITY EASEMENT
CL	CLASS	PVT	PRIVATE
CV	CHECK VALVE	RCE	REGISTERED CIVIL ENGINEER
℄	CENTERLINE	RPBD	REDUCED PRESSURE BACKFLOW DEVICE
CO	CLEANOUT	R/W	RIGHT OF WAY
DDCV	DOUBLE DETECTOR CHECK VALVE	S	SLOPE
DI	DROP INLET	SAD	SEE ARCHITECTURAL DRAWINGS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DW	DOMESTIC WATER	SLP	SEE LANDSCAPE PLANS
DWY	DRIVEWAY	SF	SQUARE FEET
EASE	EASEMENT	SFD	SINGLE FAMILY DWELLING
EG	EXISTING GROUND	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EL	ELEVATION	SSP	SEE STRUCTURAL PLANS
EX	EXISTING	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	SWE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SL	STREET LIGHT
FS	FINISHED SURFACE	TW	TOP OF WALL
FW	FIRE WATER	TC	TOP OF CURB
GR	GRATE	TYP	TYPICAL
IG	INVERT GRADE	W	WATER
LF	LINEAR FEET	WM	WATER METER
		WE	WATER EASEMENT
		WS	WATER SERVICE



OVERALL SITE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

Revisions			
No.	Date	Description	Approved

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civil engineering | land surveying | wastewater
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"A Service You Can Count On!"

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

PROFESSIONAL ENGINEER * CASEY RHEA TALBOT * No. C91962 * Exp. 3/31/2027 * CIVIL * STATE OF CALIFORNIA

VESTING TENTATIVE MAP
VALENTINE AVENUE
TITLE SHEET
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet
C1.0
1 of 9 Sheets
Job 25213

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SITE INFORMATION

SITE AREA: 2.96 ACRES

PROPOSED PARKING: 83
REGULAR STALLS (9' X 18'): 80
ADA STALLS: 3

CARPORT SPACES: 54 (39 EV SPACES)
UNCOVERED SPACES: 29

EXISTING & PROPOSED ZONING: RR

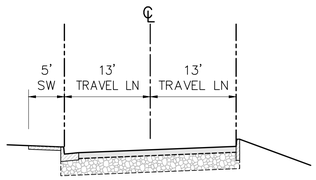
HIGH FIRE SEVERITY ZONE: NO

PROTECTED TREES TO REMAIN (TAG NOs) *:
t20, t21, t22, t24, t25, t26, t27, t32, t40, t47, t48, t52

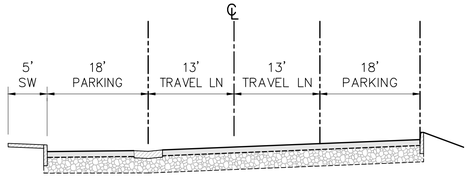
PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t23, t28, t29, t30, t31, t41, t53,

NON PROTECTED TREES TO BE REMOVED (TAG NOs) *:
t10, t11, t12, t13, t14, t15, t16, t17, t18, t19, t33, t34, t35, t36, t37, t38, t39, t42, t43, t44, t45, t46, t49, t50, t51, t55, t56

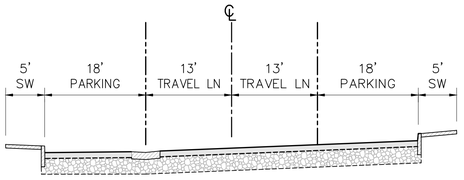
*REFERENCE ARBORIST REPORT "TREE INVENTORY REPORT" PREPARED BY JOHN C. MESERVE, DATED DECEMBER 4, 2025.



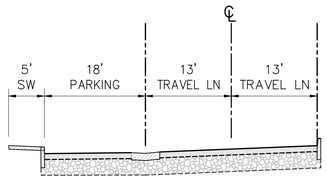
A MAIN DRIVEWAY - NO PARKING
NTS



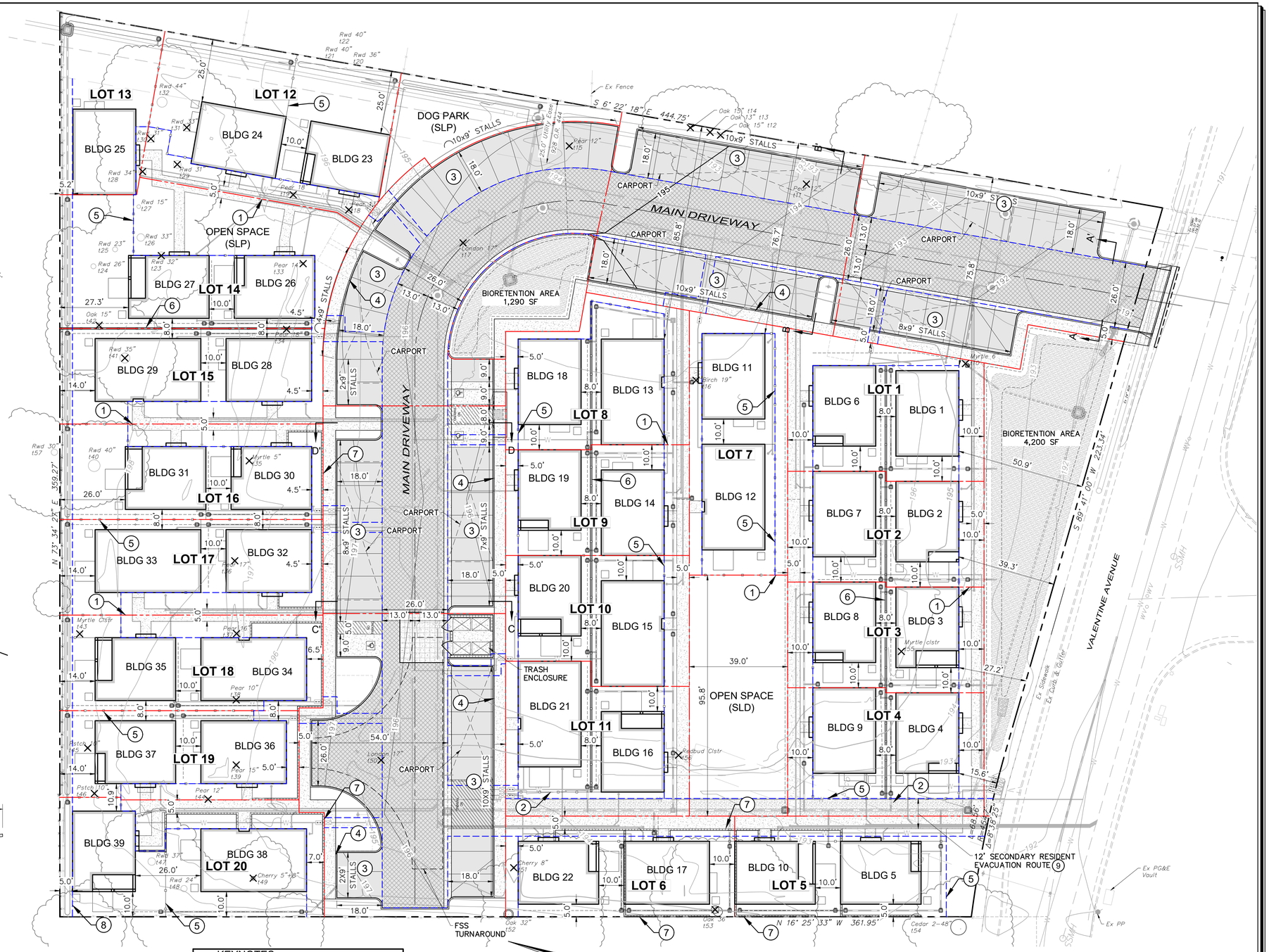
B MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)
NTS



C MAIN DRIVEWAY - WITH PARKING (BOTH SIDES)
NTS



D MAIN DRIVEWAY - WITH PARKING
NTS



KEYNOTES

1. PROPOSED LOT LINE
2. PROPOSED PRIVATE ACCESS & UTILITY EASEMENT (PAUE)
3. 9-FT STREET PARKING
4. MONOLITHIC SIDEWALK (5')
5. 6-FT SIDEYARD FENCE (SLP)
6. 1-FT (MAX) KICKER WALL
7. 2.5-FT (MAX) LANDSCAPE WALL
8. PRIVATE STORMDRAIN EASEMENT (PVSE)
9. THIS ROUTE IS A DEVELOPER ELECTED ADDITION RATHER THAN A MANDATORY INSTALLATION REQUIREMENT.

SITE LAYOUT

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

DEMOLITION LEGEND:

12" LO EX TREE TO BE REMOVED

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

No.	Date	Description	Approved

Revisions

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VESTING TENTATIVE MAP
VALENTINE AVENUE
SITE LAYOUT & TYPICAL SECTIONS

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM,IL
Checked by: AP,CT

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2 of 9 Sheets
Job 25213

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Vesting Tentative Map

For Condominium purpose of a 20 Lot Subdivision:

39 Residential Units

8100 Valentine Avenue, Sebastopol

Assessor's Parcel Number 004-510-054

CURRENT ZONING

R-4 (Medium Density Residential)

SITE INFORMATION

SITE AREA: 2.96 ACRES

SMALL LOT REQUIREMENTS:
- MINIMUM LOT SIZE: 1,500 SF
- MINIMUM LOT WIDTH: 50 FT (INTERIOR), 60 FT (CORNER)
- MINIMUM YARD SETBACK: 10 FT (REAR YARD), 15 FT (FRONT YARD), 4 FT (SIDE YARD), 15 FT (STREET SIDE YARD)

PROPOSED PARCELS: 9
- PARCEL A (7,800 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL B (7,207 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL C (7,480 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL D (5,980 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL E (9,110 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL F (3,734 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL G (1,745 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL H (1,882 SF): COMMON AREA (COMMUNITY HOA)
- PARCEL I (5,336 SF): COMMON AREA (COMMUNITY HOA)

PROPOSED RESIDENTIAL LOTS: 20
- SMALLEST LOT SIZE: 2,501 SF (LOT 13)
- LARGEST LOT SIZE: 5,902 SF (LOT 14)
- AVERAGE LOT SIZE: 3,758 SF

EXISTING & PROPOSED ZONING: R-4

HIGH FIRE SEVERITY ZONE: NO

SURVEYOR/ENGINEER:

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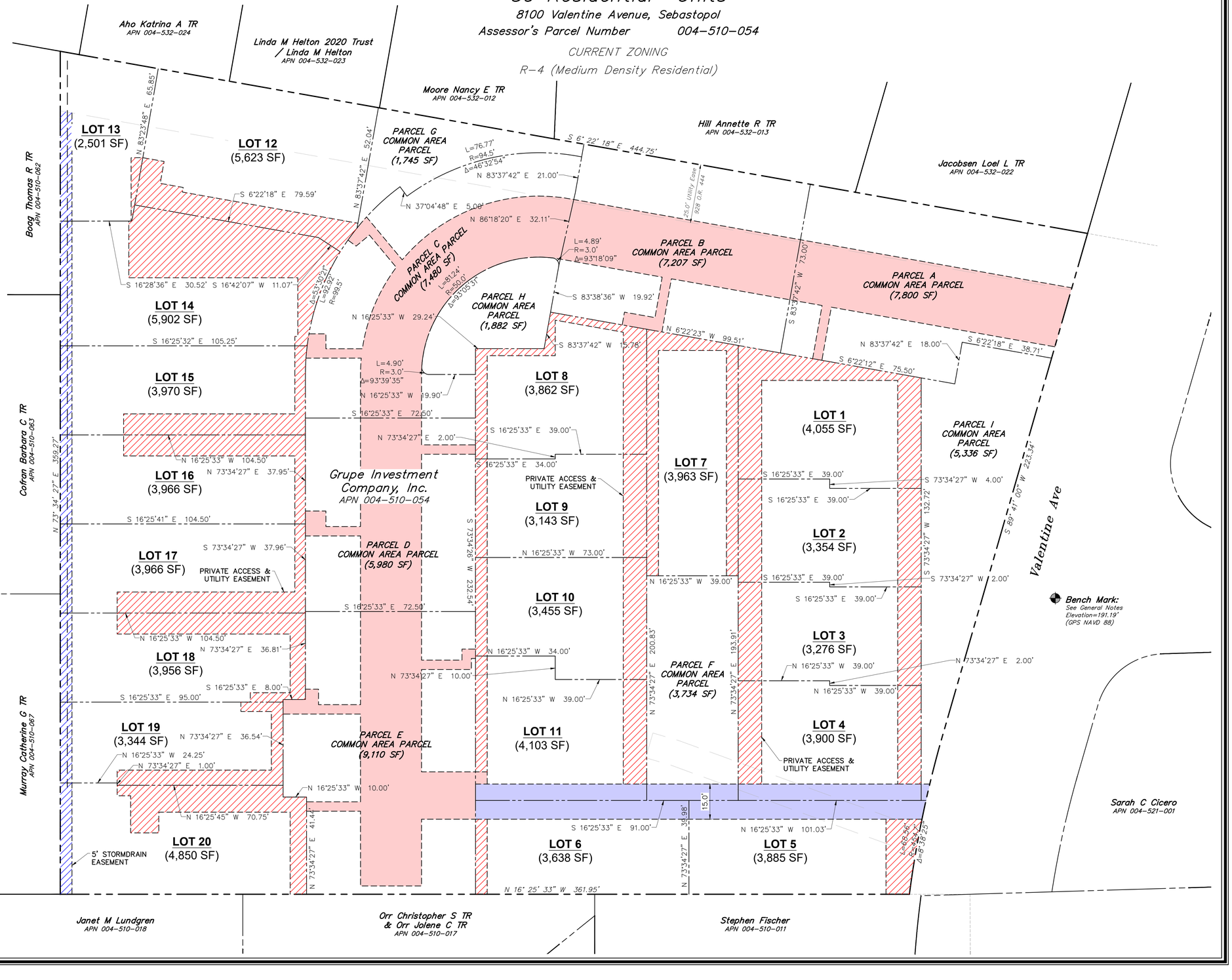
OWNER/SUBDIVIDER:

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rtoste@grupe.com

HATCHING LEGEND:
- PRIVATE ACCESS & UTILITY EASEMENT
- PRIVATE STORMDRAIN EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC WATER & SECONDARY RESIDENT EVACUATION EASEMENT

ABBREVIATIONS

AE	ACCESS EASEMENT
APN	ASSESSORS PARCEL NUMBER
BM	BENCHMARK
CITY	CITY OF ST. HELENA
℄	CENTERLINE
DN	DOCUMENT NUMBER
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
R/W	RIGHT OF WAY
WE	WATER EASEMENT



No.	Date	Description	Approved

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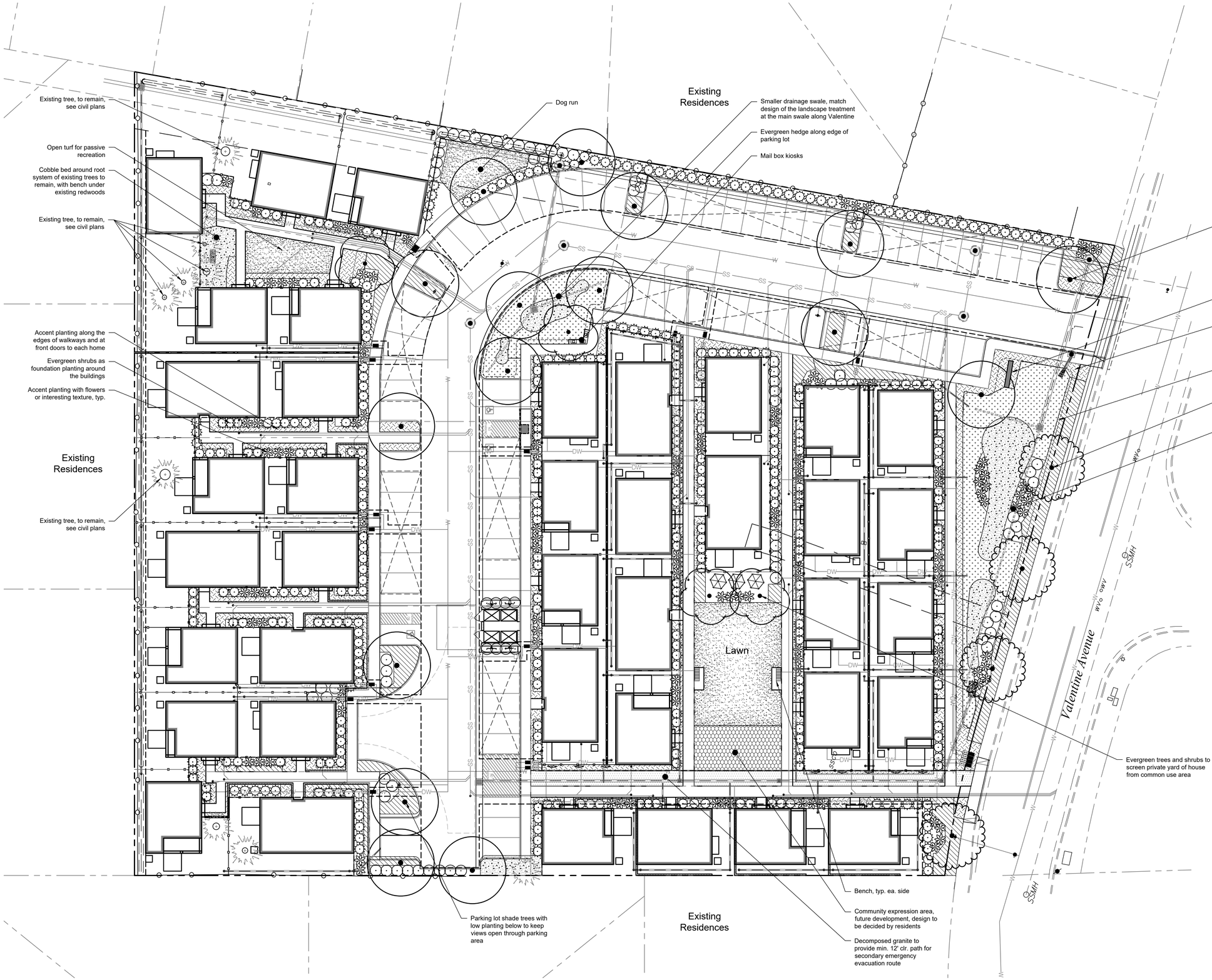
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VESTING TENTATIVE MAP
VALENTINE AVENUE
VESTING TENTATIVE MAP
8100 Valentine Avenue
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SCALE: AS SHOWN
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Design by: KM
Drawn by: KM,JL
Checked by: AP,CT

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3 of 9 Sheets
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Sam Harned
Landscape
Architect
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal:

LICENSED LANDSCAPE ARCHITECT
SAMUEL HARNED, LIC. 6581
Renewal
12/31/26
31 AUG 2026
DATE
STATE OF CALIFORNIA

Prepared for:

Grupe Investment
Company, Inc.
3255 West March Lane
Suite 400
Stockton, CA 95219

Project:

VALENTINE AVENUE HOUSING

8100 VALENTINE AVENUE, SEBASTOPOL, CA

Revision:

No.	Desc.	Date

Date:	31 August 2026
Drawn:	RSH
Checked:	RSH
Project No.:	25-55
Scale:	none

Sheet:

Preliminary Landscape Plan

L1

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS. The majority of the plant species provided in the preliminary plant palette are California Native and all area water-conscious species.

LANDSCAPE AREA CALCULATIONS

Total Site Area:		128,997 sf.
Total Landscape Area:		28,238 sf.
Planter Area:	17,302 sf	
Lawn:	3,275 sf.	
Bioswale:	7,661 sf	
Percentage of Total Site as Landscape:		22 %

PARKING LOT TREE REQUIREMENTS

Number parking spaces:	85
Req'd trees (1 tree per 5 parking spaces):	17
Trees Provided:	17

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

Reference Evapotranspiration: 42.0 in/yr | $ETAF_{Proj}$ | Maximum Allowed ETAF: 0.55

APPENDIX B WORKSHEET

Hydro-zone (see desc. below)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers							
Lawn	0.70	Spray	0.75	0.93	3,275 sf	3,056.67	79,596 gals
Shrubs, Moderate	0.40	Drip	0.81	0.49	2,798 sf	1,381.73	35,980 gals
Shrubs, Low	0.30	Drip	0.81	0.37	14,504 sf	5,371.85	139,883 gals
Bio-swale	0.40	Drip	0.81	0.49	7,661 sf	3,783.21	98,515 gals
				Sub-totals	24,963.00	10,536.79	353,974 gals
Special Landscape Areas ("SLA")							
SLA1				1.00	0 sf	0.00	0 gals
				Sub-totals	0 sf	0.00	0 gals
		Total Landscape Area (RLA+SLA)			24,963 sf	10,536.79	
				ETWU Total			353,974 gals
		Maximum Allowed Water Allowance (MAWA)					357,520 gals

MAWA

MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")

MAWA =	(ETo)	(0.62)	[(ETAF	x LA) +	((1-ETAF)	x SLA)]
357,520 gal/yr	42.0 in/yr	0.62	0.55	24,963 sf	0.45	0 sf

ETAF

ETAF CALCULATIONS

Regular Landscape Area (RLA) ETAF		Max Allowed ETAF	
Total ETAF x RLA	10536.79		
Divided by Total RLA	24,963 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO
Average ETAF (RLA)	0.42	0.55	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
		PARKING LOT SHADE TREE Medium to large tree with spreading canopy		16			
	PRU LYO	Prunus ilicifolia lyonii	Catalina Cherry		24" box	25`	Low
	QUE AGR	Quercus agrifolia	Coast Live Oak		24" box	50`	Very Low
		MEDIUM SHADE TREE Medium sized shade tree with interesting branch pattern or form, for shading pedestrian use areas		4			
	CER OCC	Cercis occidentalis	Western Redbud		24" box	20`	Low
	CER BET	Cercocarpus betuloides	Mountain Mahogany		24" box	20`	Low
	CHI LIN	Chilopsis linearis	Desert Willow		24" box	20`	Low
		STREET TREE Medium to large tree with spreading canopy.		4			
	QUE AGR	Quercus agrifolia	Coast Live Oak		24" box	50`	Very Low
	SEQ SEM	Sequoia sempervirens	Coast Redwood		24" box	50`	High
SHRUBS							
		ACCENT SHRUB Medium size shrub, 30"-60", with flowers or interesting foliage and form, for focal point planting		120			
	Ach mil	Achillea millefolium	Common Yarrow		5 gal.	2`	Low
	Azalea	Azalea spp.	Azalea		5 gal.	3`	Moderate
	Epi hum	Epilobium canum	California Fuchsia		5 gal.	3`	Low
	Leu hyb	Leucadendron x 'Jester'	Jester Conebush		5 gal.	5`	Low
	Sal po4	Salvia x 'Pozo Blue'	Pozo Blue Sage		5 gal.	4`	Low
	Tri woo	Trichostema lanatum	Woolly Blue Curls		5 gal.	5`	Low
	Ver lil	Verbena lilacina 'De la Mina'	De la Mina Lilac Verbena		7 gal.	5`	Low
		BACKGROUND / BUFFER SHRUB Medium to large shrub, 5`-7`, for background and buffers		3			
	Arc thh	Arctostaphylos x 'Howard McMinn'	Howard McMinn Manzanita		5 gal.	8`	Low
	Cea con	Ceanothus x 'Concha'	Concha Wild Lilac		5 gal.	6`	Low
	Fra cal	Frangula californica	California Coffeeberry		5 gal.	7`	Low
	Myr cal	Myrica californica	Pacific Wax Myrtle		5 gal.	6`	Moderate
		EVERGREEN / HEDGE SHRUB Medium size evergreen shrubs, for massing, foundation planting, and borders		346			
	Arc sen	Arctostaphylos densiflora 'Sentinel'	Sentinel Vine Hill Manzanita		5 gal.	7`	Low
	Car cal	Carpenteria californica 'Elizabeth'	Bush Anemone		5 gal.	4`	Low
	Mah aqu	Mahonia aquifolium	Oregon Grape		5 gal.	3`	Low
	Wes mor	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary		5 gal.	4`	Low
		VINE Clinging or twining vine for covering walls and fences		4			
	Clem	Clematis spp.	Clematis		5 gal.	8`	Moderate
	Har vio	Hardenbergia violacea	Lilac Vine		5 gal.	8`	Moderate
		INFILL SHRUB Medium size shrub, 30"-48", for mass plantings mid-ground planting		82			
	Arc dou	Arctostaphylos x 'John Dourley'	John Dourley Manzanita		5 gal.	4`	Low
	Arc sns	Arctostaphylos x 'Sunset'	Sunset Manzanita		5 gal.	5`	Low
	Ros tus	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		5 gal.	4`	Low
	Sal api	Salvia apiana	White Sage		5 gal.	4`	Low
	Teu fru	Teucrium fruticans	Bush Germander		5 gal.	4`	Low
		ESPALIER		8			
	Cea har	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac		15 gal.	per plan	Low
	Fre cal	Fremontodendron x 'Ken Taylor'	Ken Taylor Flannel Bush		15 gal.	per plan	Low
GROUND COVERS							
		ACCENT GROUNDCOVER Low ground cover planting, 12"-24", with flowers or intesting foliage or texture, for focal planting		5,286 sf			
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	51	1 gal.	60"	Low
	Esc cal	Eschscholzia californica	California Poppy	81	1 gal.	24"	Low
	Heb spp	Hebe spp.	Hebe	135	1 gal.	30"	Moderate
	Heu max	Heuchera maxima	Island Alum Root	134	1 gal.	36"	Low
	Mon rus	Monardella villosa 'Russian River'	Russian River Coyote Mint	172	1 gal.	30"	Low
	Sal bee	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	83	1 gal.	48"	Low
		EVERGREEN GROUND COVER Low growing ground cover, 6"-20", for masses and foreground planting		3,636 sf			
	Arc rey	Arctostaphylos uva-ursi `Point Reyes`	Point Reyes Kinnikinnick	58	1 gal.	48"	Low
	Arc ecp	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	58	1 gal.	42"	Low
	Bac pig	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	46	1 gal.	60"	Low
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	34	1 gal.	60"	Low
		LAWN Sod, for passive recreation		3,275 sf			
	Tur bol	Turf Sod Bolero Plus	Fescue blend	3,275 sf	sod		SLA
		COBBLE Rounded cobble, for use at drainage ways and as inert ground cover near existing trees to remain		2,130 sf			
		COMMUNITY EXPRESSION AREA Future development area for residents-use, to be provided by the HOA at complete build-out.		780 sf			
		BIO-SWALE PLANTING Plants for use at bio-swales. Species selected for ability to withstand infrequent inundation. Species shall conform to jurisdictionall standards and requirements.		3,209 sf			
	Car tum	Carex tumulicola	Foothill Sedge	74	1 gal.	36"	Low
	Dia var	Dianella tasmanica 'Variegata'	Variegated Flax Lily	41	1 gal.	42"	Moderate
	Jun pat	Juncus patens	California Gray Rush	111	1 gal.	36"	Low
	Muh rig	Muhlenbergia rigens	Deer Grass	33	1 gal.	60"	Low
	Spi awt	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	13	1 gal.	60"	Moderate
		DECOMPOSED GRANITE Decomposed granite paving to meet fire department requirements for access.		1,183 sf			

Sam Harned Landscape Architect
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal:



Prepared for:

Grupe Investment Company, Inc.
3255 West March Lane
Suite 400
Stockton, CA 95219

Project:

VALENTINE AVENUE HOUSING

8100 VALENTINE AVENUE, SEBASTOPOL, CA

Revision:

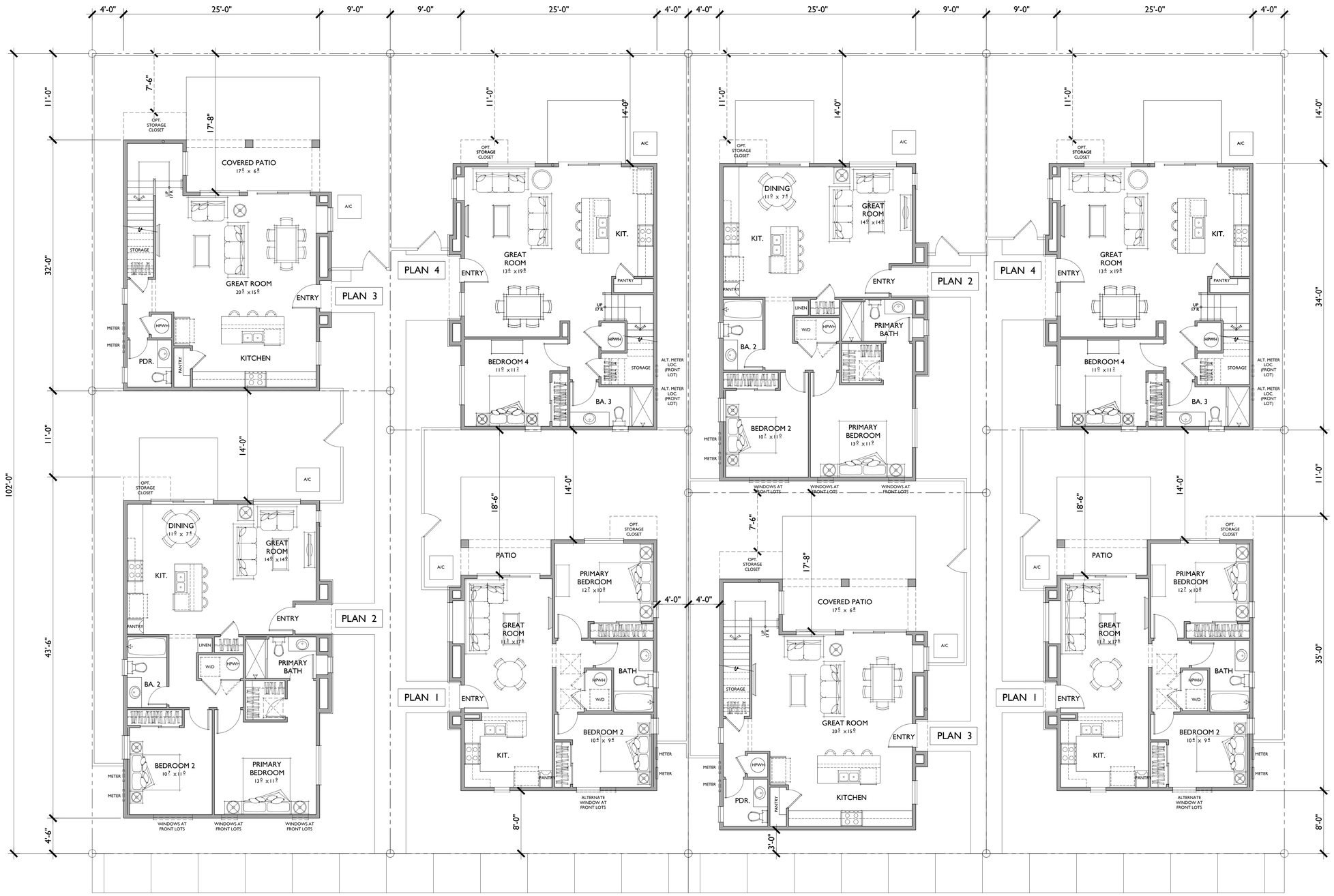
No.	Desc.	Date

Date:	31 August 2026
Drawn:	RSH
Checked:	RSH
Project No.:	25-55
Scale:	none

Sheet:

Preliminary Landscape Plan

L2



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VALENTINE AVE.

CONCEPTUAL CLUSTER LAYOUT

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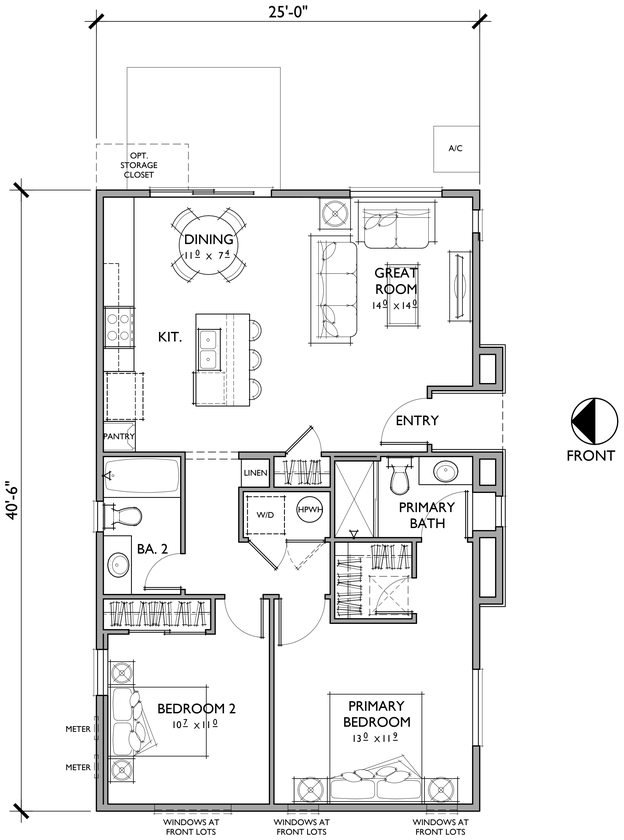
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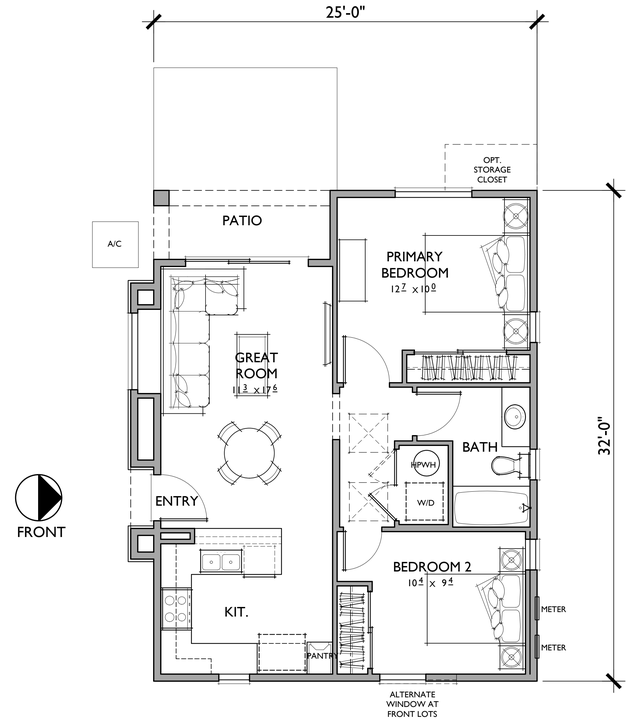


PLAN 2

2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	**1,000 SQ. FT.**
COVERED PATIO	N/A
PORCH	13 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 1

2 BEDROOMS / 1 BATH

FLOOR AREA TABLE	
TOTAL LIVING	**748 SQ. FT.**
COVERED PATIO	52 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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VALENTINE AVE.
UNIT FLOOR PLANS

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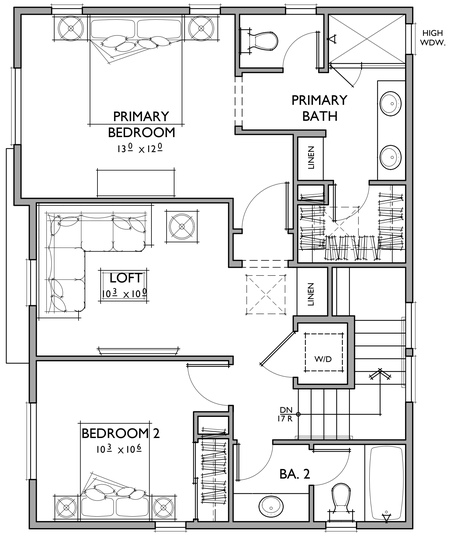
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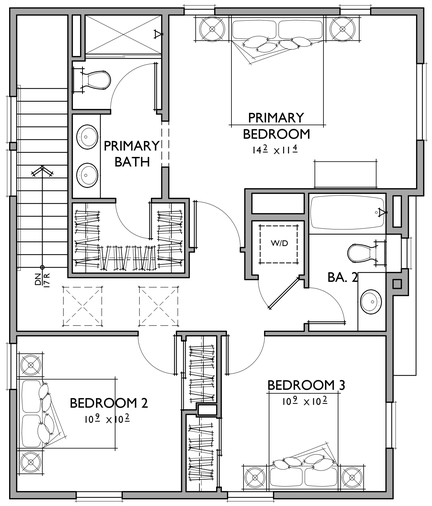
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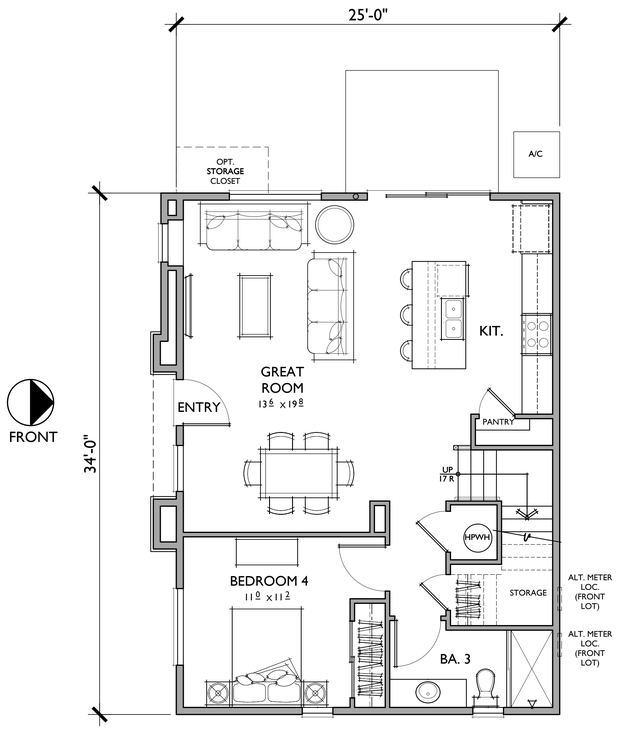
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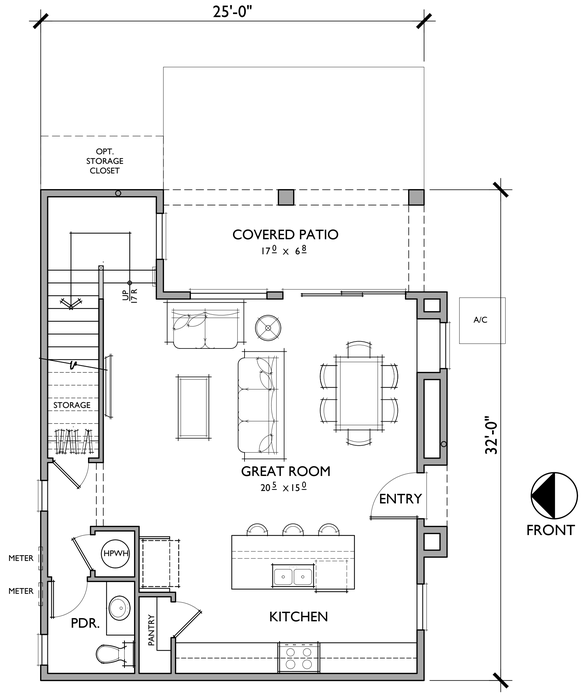
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PLAN 4

4 BEDROOMS / 3 BATHS

FLOOR AREA TABLE	
1ST FLOOR	850 SQ. FT.
2ND FLOOR	790 SQ. FT.
TOTAL LIVING	**1,640 SQ. FT.**
COVERED PATIO	N/A
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

3 BEDROOMS / 2.5 BATHS

FLOOR AREA TABLE	
1ST FLOOR	687 SQ. FT.
2ND FLOOR	735 SQ. FT.
TOTAL LIVING	**1,422 SQ. FT.**
COVERED PATIO	113 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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VALENTINE AVE.
UNIT FLOOR PLANS

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ELEVATION A



ELEVATION B



ELEVATION C

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VALENTINE AVE.

PLAN 1|FRONT ELEVATIONS

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8 4 2 0

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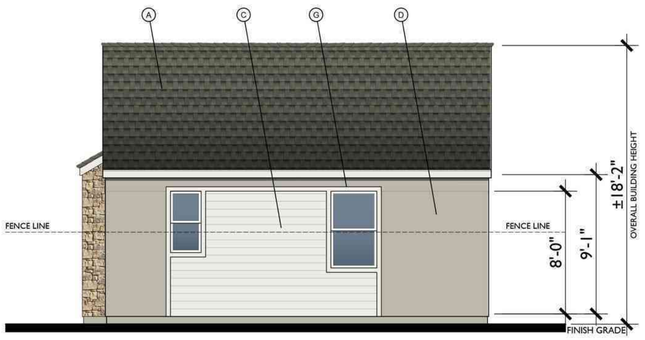


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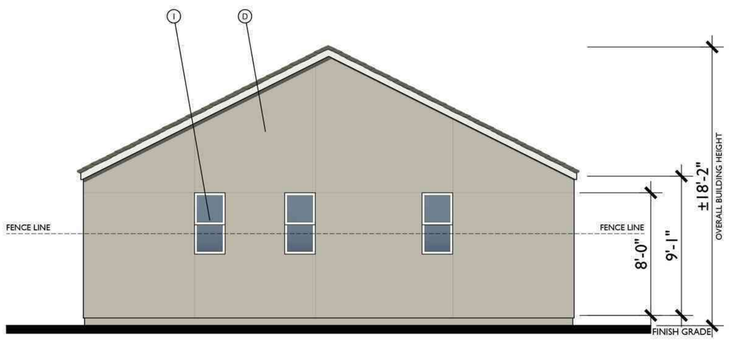


FRONT

A
1/4"=1'-0"



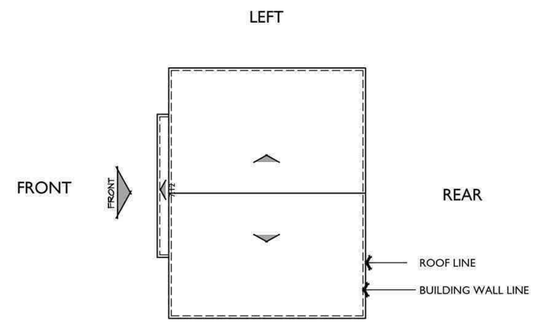
RIGHT



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT

ROOF PLAN A

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.
PLAN I|A ELEVATIONS

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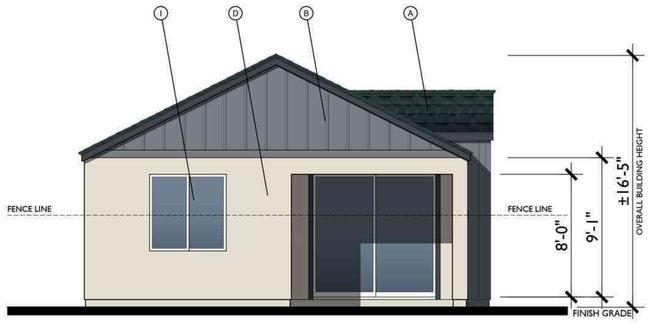
8 4 2 0

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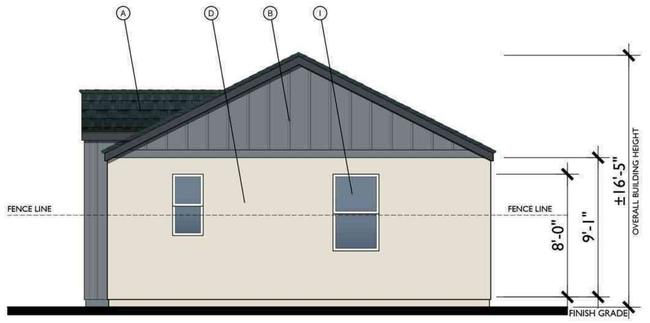


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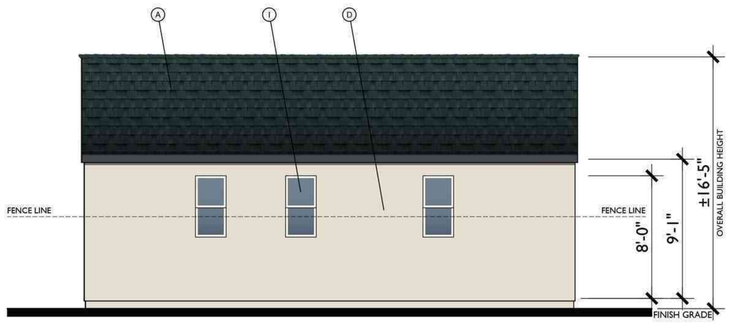


FRONT B

1/4"=1'-0"



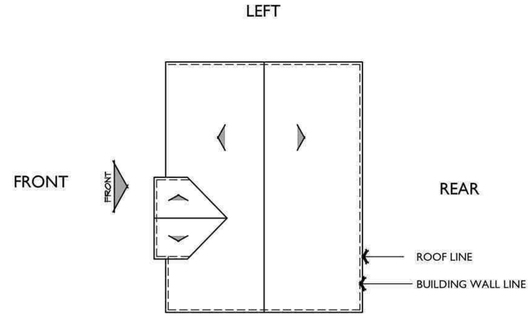
RIGHT



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.
PLAN I|B ELEVATIONS

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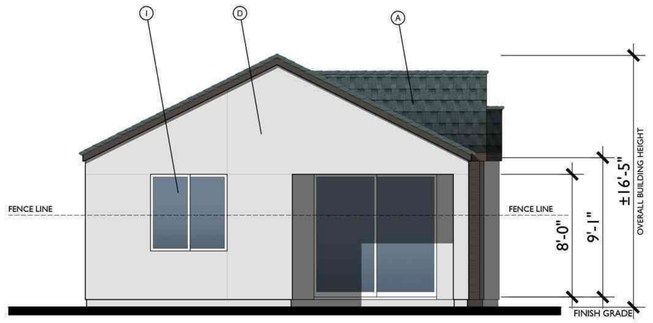
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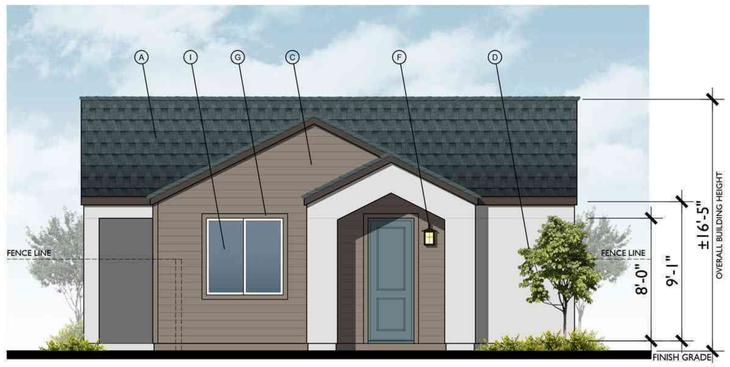
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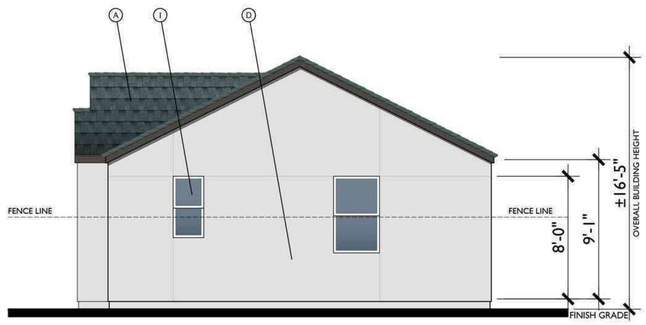


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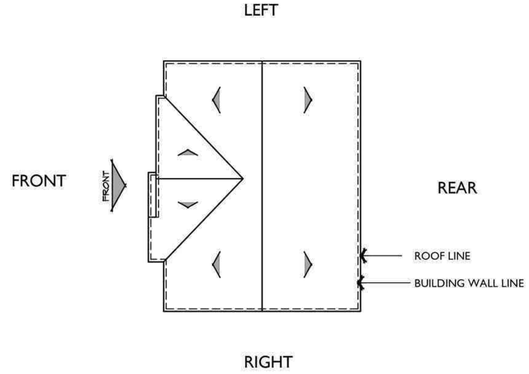
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



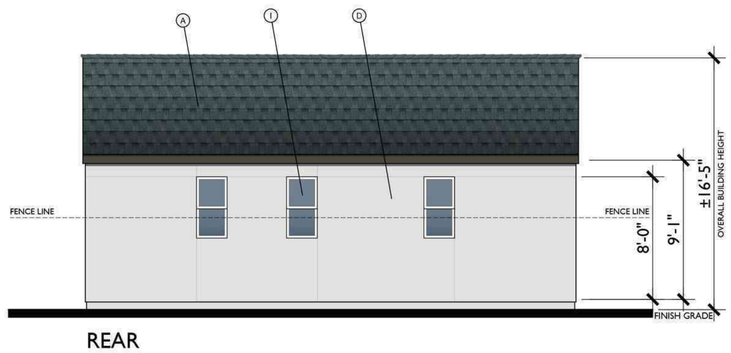
RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



REAR

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PLAN I|C ELEVATIONS

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8 4 2 0

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ELEVATION A



ELEVATION B



ELEVATION C

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VALENTINE AVE.

PLAN 2 - FRONT ELEVATION

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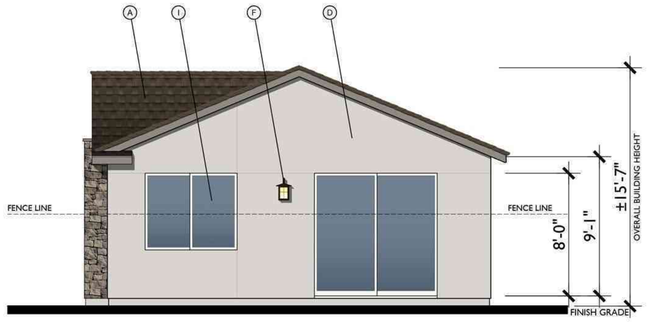
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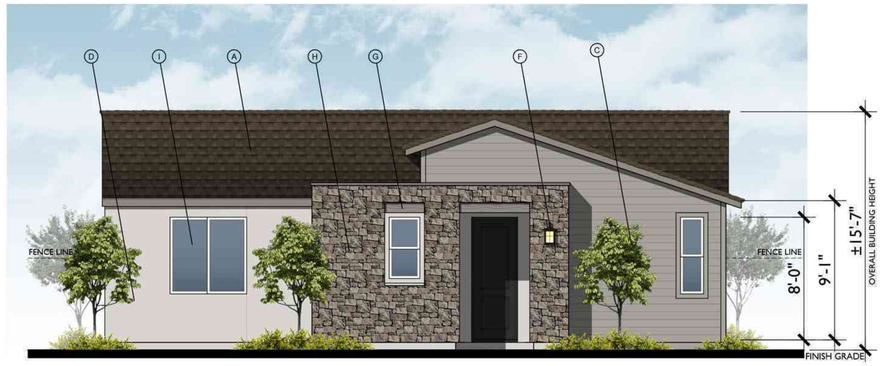
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RIGHT

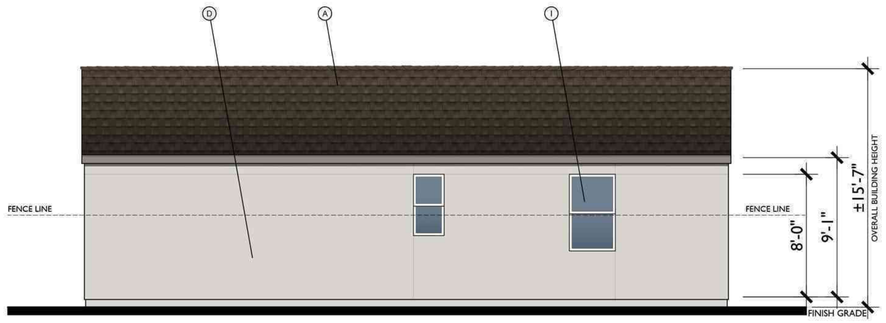


FRONT A

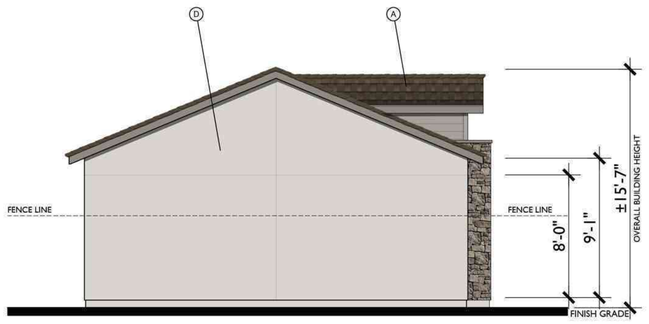
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

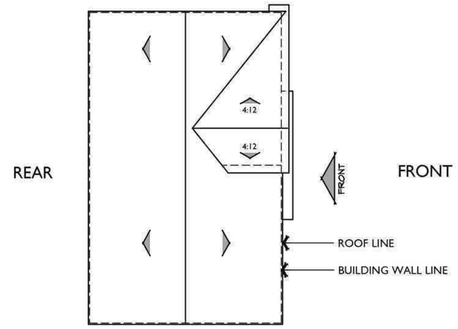


REAR



LEFT

RIGHT



LEFT

ROOF PLAN A

1/8"=1'-0"

PITCH: 5:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 2A - FRONT ELEVATION

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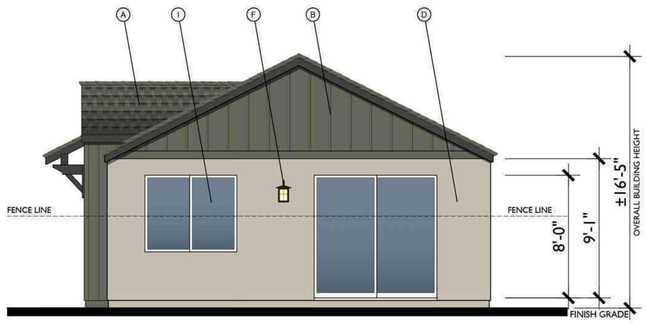
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RIGHT

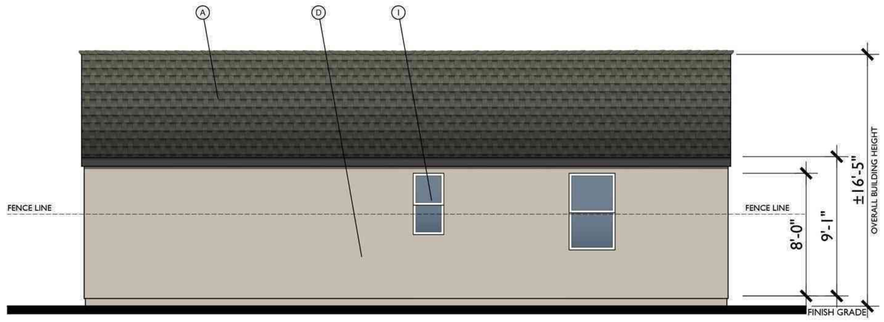


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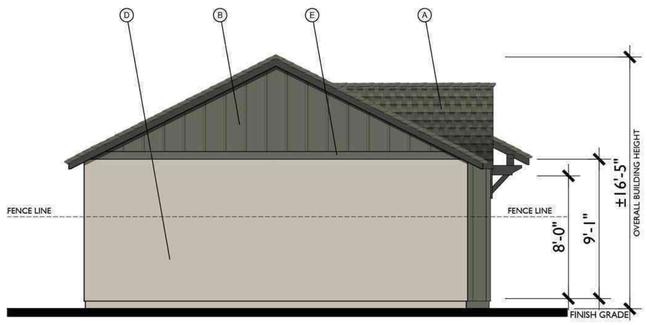
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

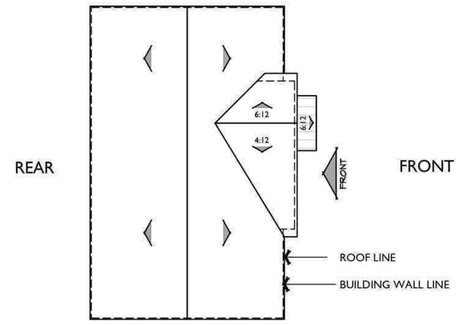


REAR



LEFT

RIGHT



LEFT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE & STANDING SEAM

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VALENTINE AVE.

PLAN 2B - FRONT ELEVATION

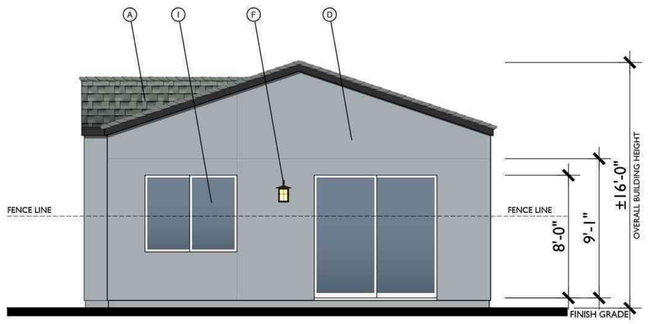
Sebastopol, California | 859.25270 | 05.07.2026

8 4 2 0

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RIGHT

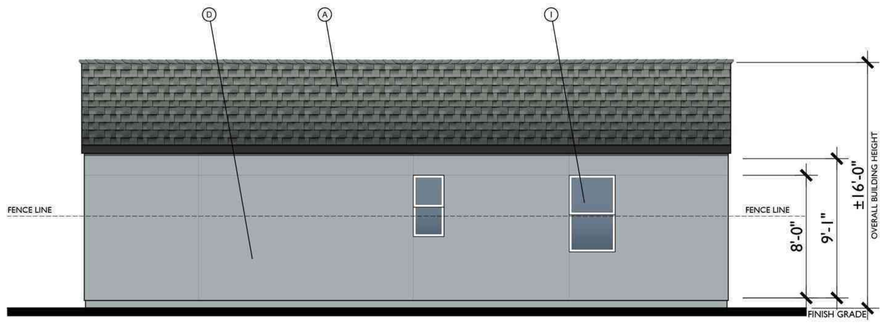


FRONT C

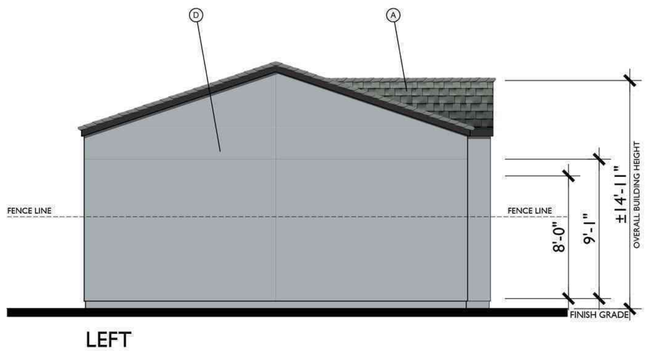
1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

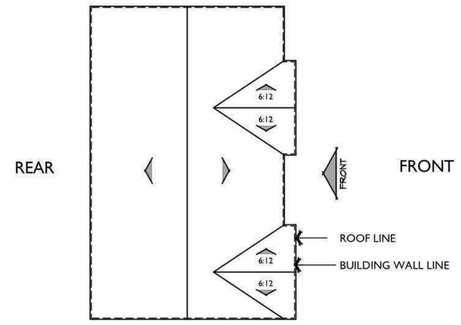


REAR



LEFT

RIGHT



LEFT

ROOF PLAN C

1/4"=1'-0"

PITCH: 4:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 2C - FRONT ELEVATION

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ELEVATION A



ELEVATION B



ELEVATION C

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PLAN 3 | FRONT ELEVATIONS

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RIGHT

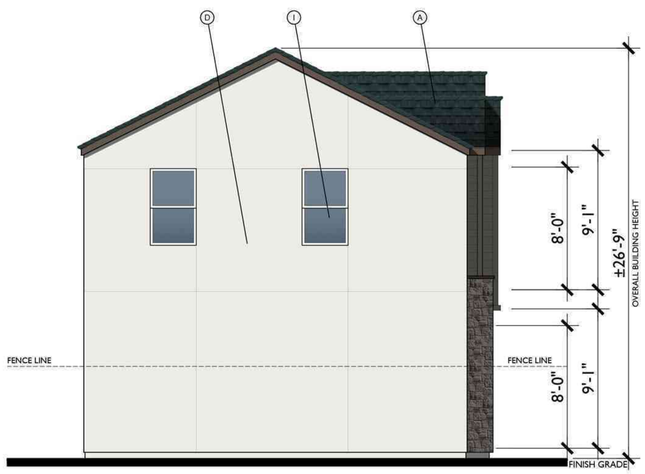


FRONT A

1/4"=1'-0"



REAR

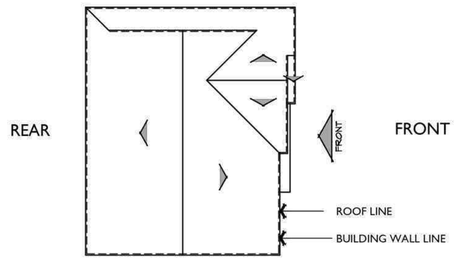


LEFT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

RIGHT



LEFT

ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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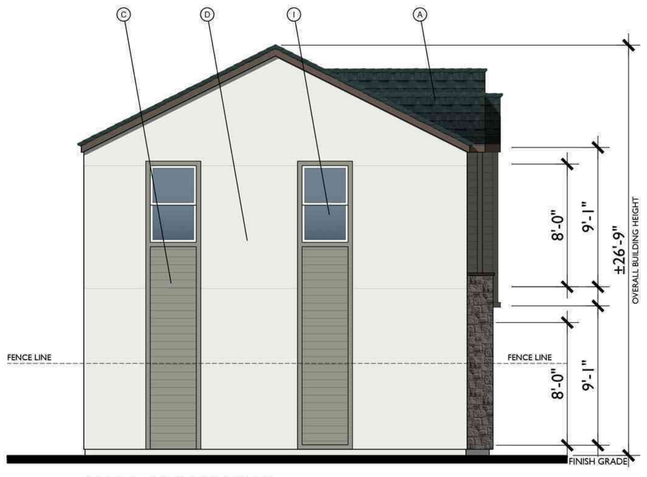
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REAR - ENHANCED



LEFT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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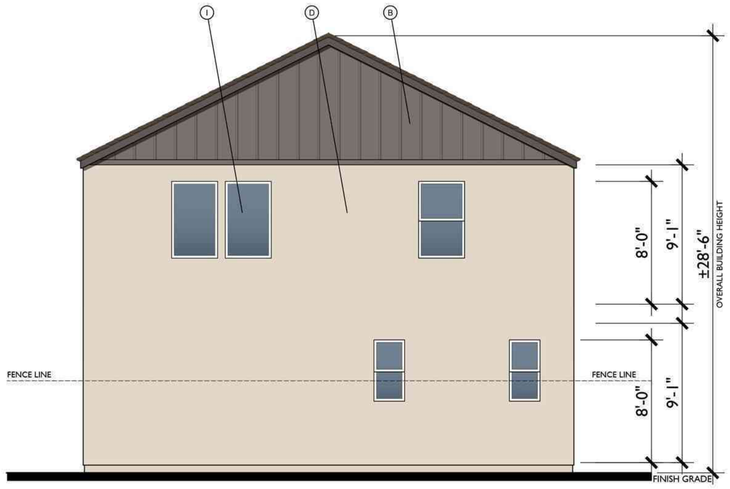


RIGHT

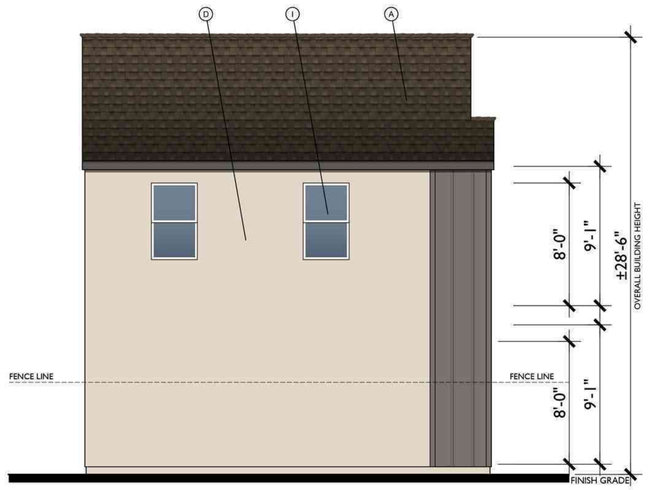


FRONT B

1/4"= 1'-0"



REAR

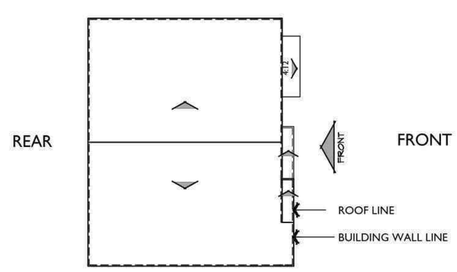


LEFT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

RIGHT



LEFT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3 | B ELEVATIONS

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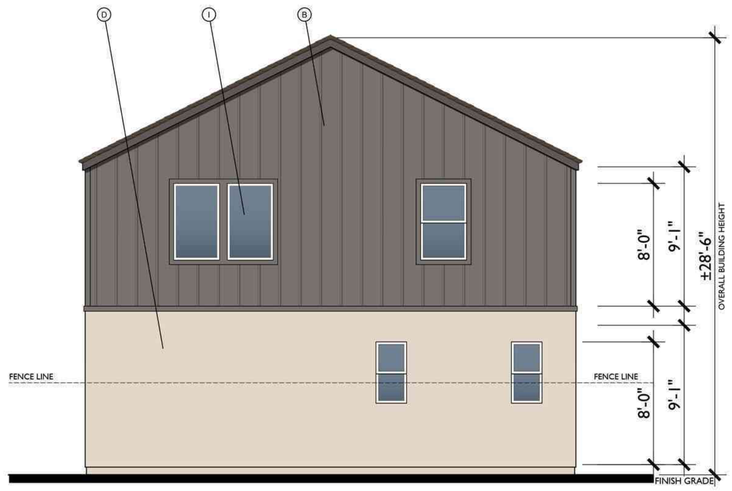
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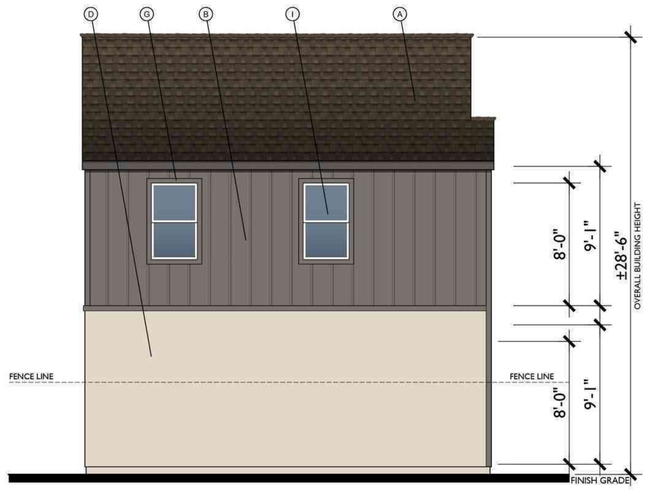
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RIGHT - ENHANCED



REAR - ENHANCED



LEFT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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PLAN 3 | B ENHANCED ELEVATIONS

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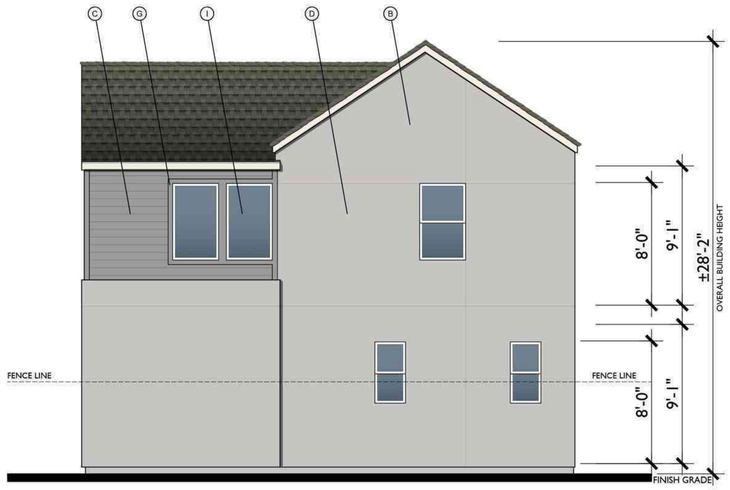


RIGHT

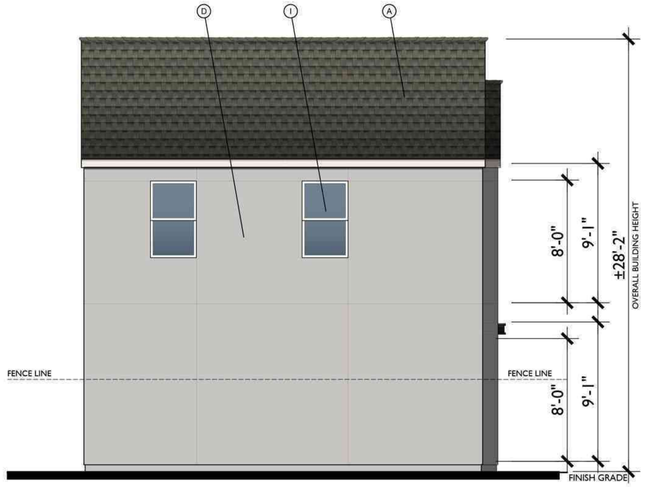


FRONT C

1/4"=1'-0"



REAR

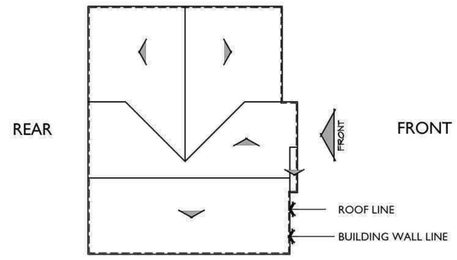


LEFT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

RIGHT



LEFT

ROOF PLAN C

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3 | C ELEVATIONS

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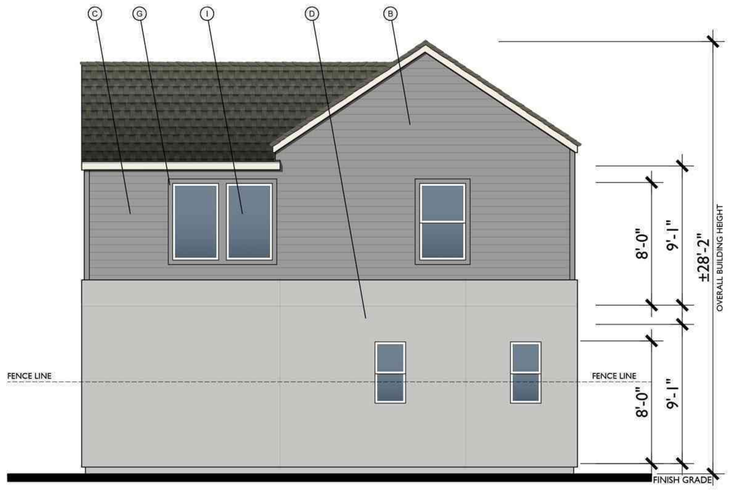
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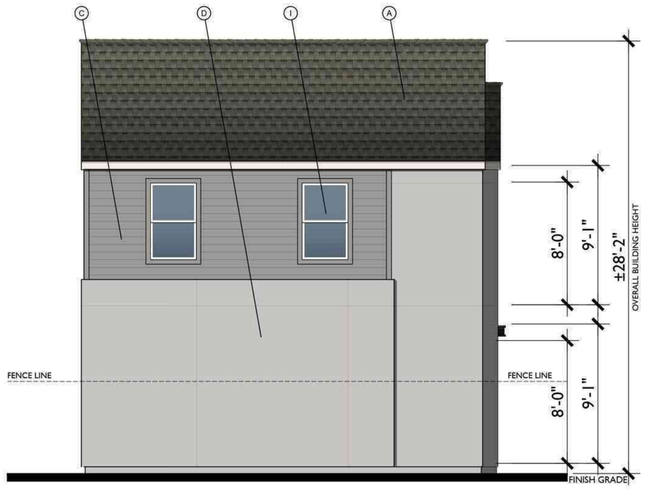
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REAR - ENHANCED



LEFT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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PLAN 3 | C ENHANCED ELEVATIONS

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ELEVATION A



ELEVATION B



ELEVATION C

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PLAN 4 | FRONT ELEVATIONS

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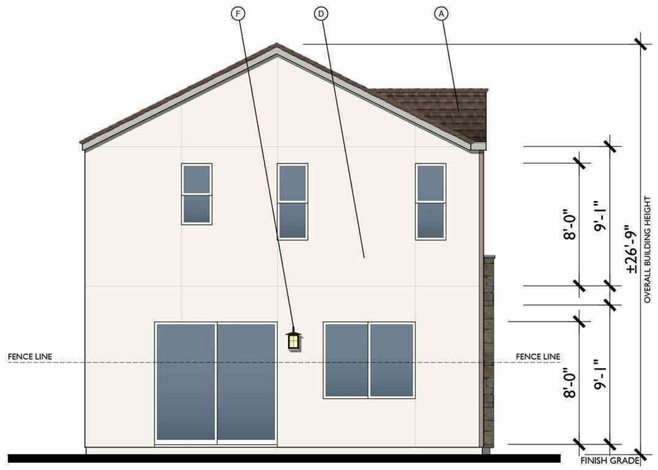


REAR

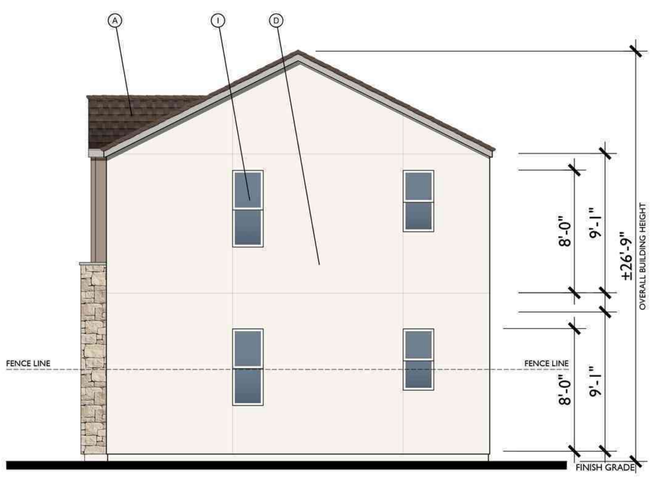


FRONT

A
1/4"=1'-0"



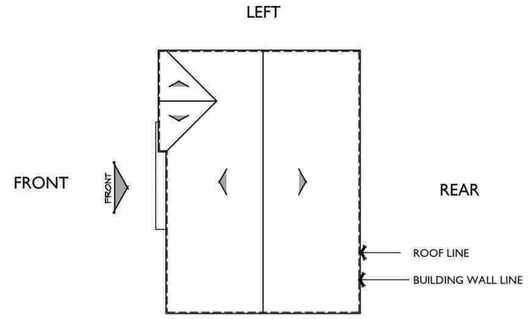
LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT

ROOF PLAN A
1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4 | A ELEVATIONS

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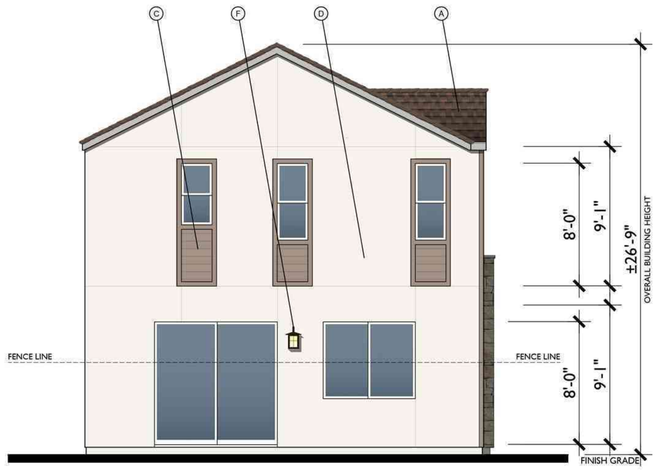
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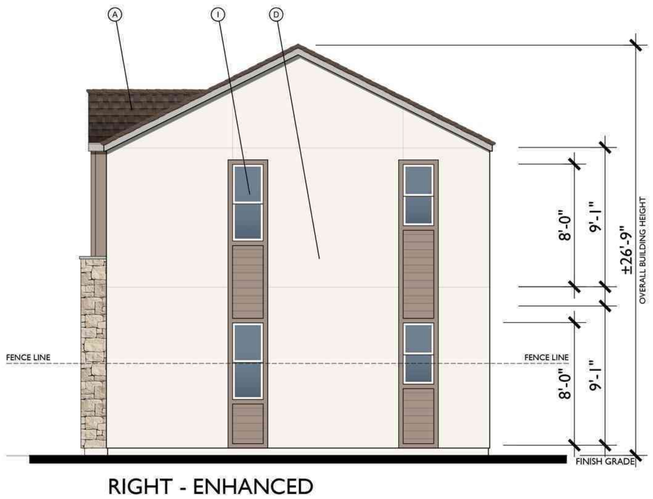
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REAR - ENHANCED



LEFT - ENHANCED



RIGHT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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VALENTINE AVE.

PLAN 4 | A ENHANCED ELEVATIONS

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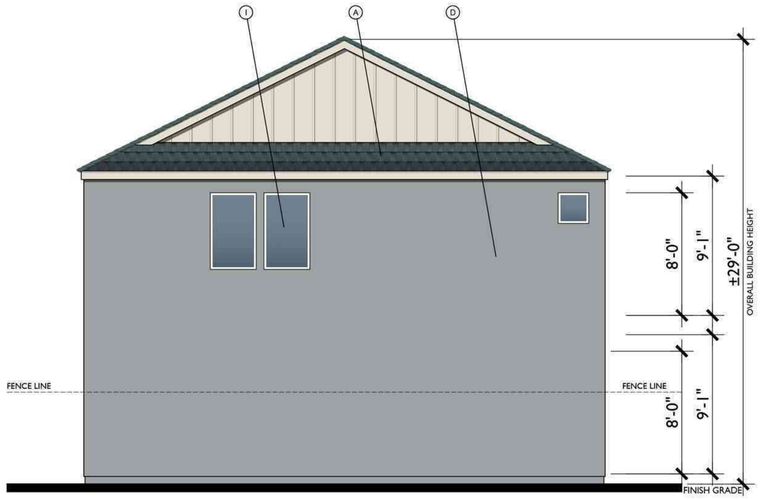
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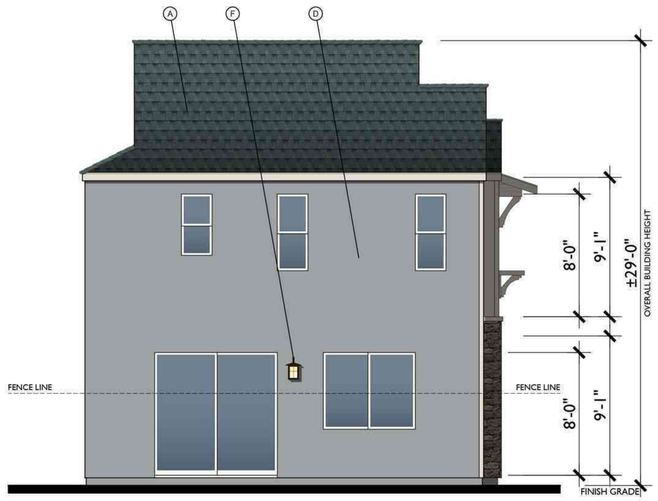
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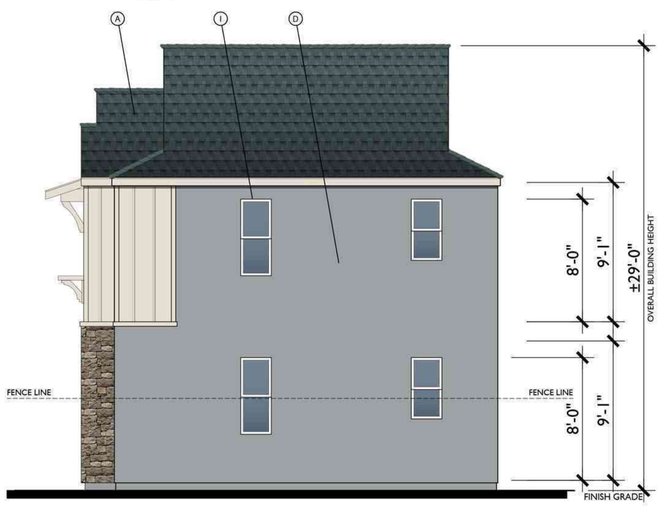
REAR



FRONT B



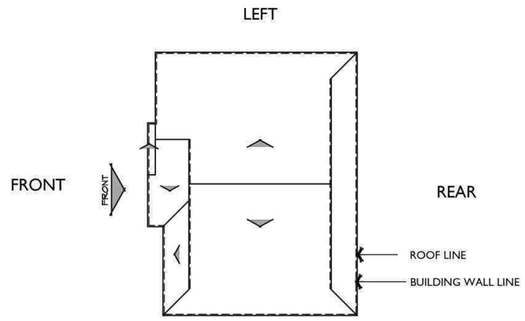
LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 4 | B ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

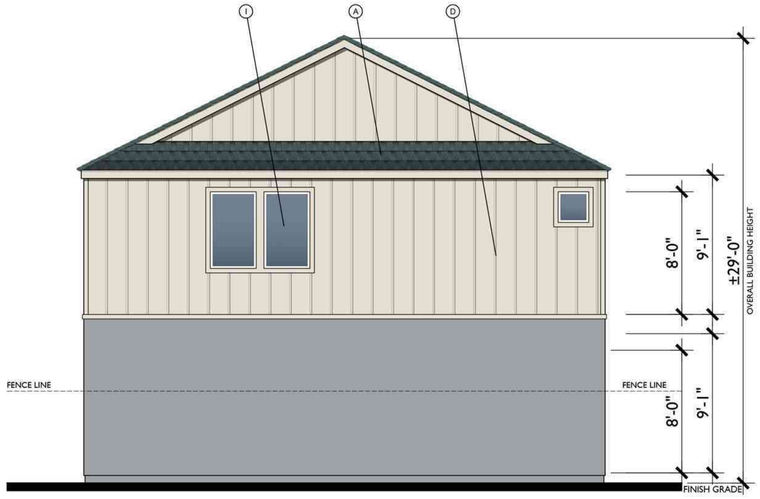
8 4 2 0

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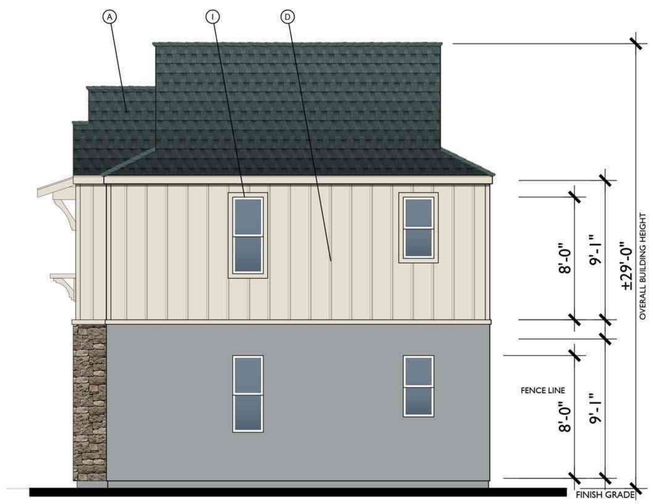
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REAR - ENHANCED



LEFT - ENHANCED



RIGHT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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VALENTINE AVE.

PLAN 4 | B ENHANCED ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

8 4 2 0

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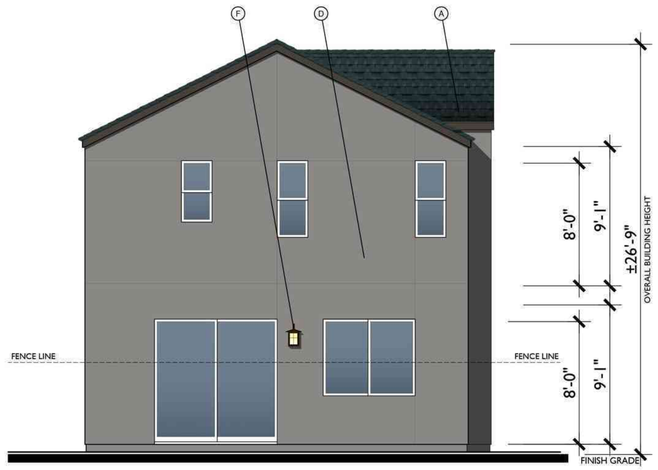


REAR



FRONT

C
1/4"=1'-0"



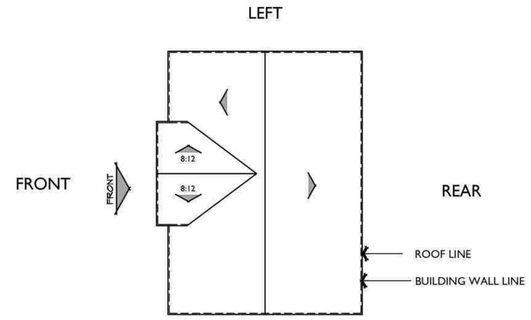
LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW



RIGHT

ROOF PLAN C

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 4 | C ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

8 4 2 0

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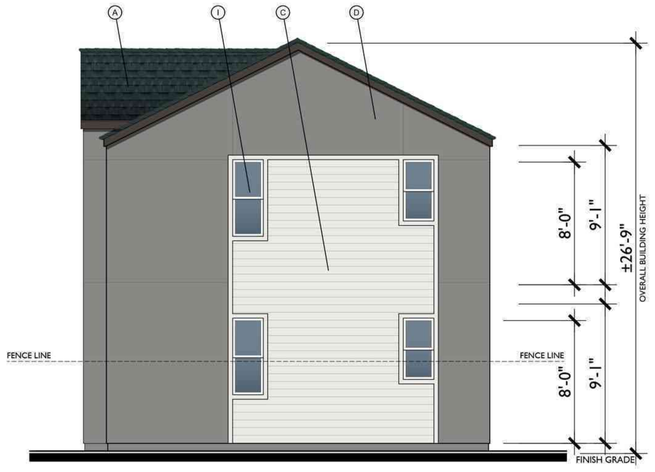
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REAR - ENHANCED



RIGHT - ENHANCED

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER
I. VINYL WINDOW

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PLAN 4 | C ENHANCED ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

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VALENTINE AVE.

STREET VIEW - VALENTINE AVE

Sebastopol, California | 859.25270 | 08.13.2026

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VALENTINE AVE.

BIRD EYE VIEW

Sebastopol, California | 859.25270 | 08.28.2026

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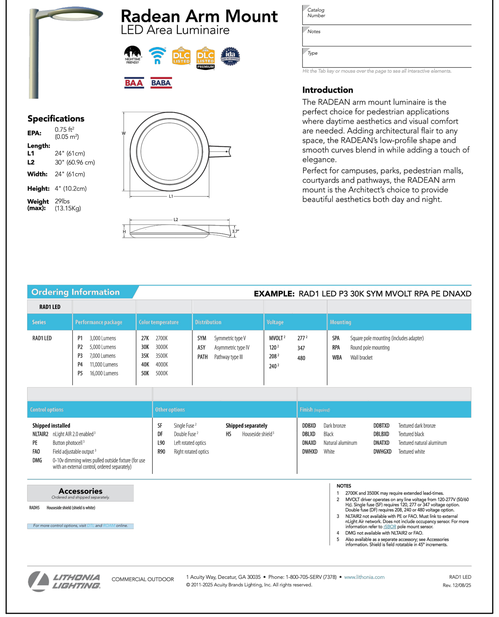
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PHOTOMETRIC STUDY

SCALE: 1"=20'-0"

NORTH



Radean Arm Mount
LED Area Luminaire

BAA BABA

Specifications

EPA: 0.75 ft² (0.05 m²)

Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT[1] 277[1] 120[1] 347 208[1] 480 240[1]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR 2.0 enabled[2] PE Button photocell[3] FAO Field adjustable output[4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	SF Single Fuse[5] DF Double Fuse[5] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield[6]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories Ordered and shipped separately.

RADHS Houseside shield (shield is white)

For more control options, visit DTL and ROAM online.

NOTES
1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. Shipped installed with NLTAIR2 PE. Requires an external nLight Air network. Does not include occupancy sensor. For more information refer to DSXCR pole mount sensor.
4. DMG not available with NLTAIR2 or PAO.
5. Also available as a separate accessory; see Accessories information. Shield is field installable in 45° increments.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

1 Acuity Way, Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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RAD1 LED
Rev. 12/08/25

FIXTURE TYPE S1, S2



CS CONTRACTOR SELECT

LITHONIA LIGHTING

Catalog Number
Notes
Type

Contractor Select™

CNY LED ALO
Canopy Luminaire
Adjustable+Switchable+Photocell
+Occupancy Sensor

The Lithonia Lighting CNY LED ALO canopy luminaire is a versatile, energy-efficient solution for surface-mount applications for walkways, overhangs, and parking garages. Adjustable switch panel easily changes lumen output, color temperature, integrated photocell, and integrated motion sensor. The low profile frosted lens creates a visually comfortable illumination and even distribution.

FEATURES:
- 3 power levels deliver 5,000 - 10,000 lumens.
- Switchable CCT (30K/40K/50K) offers warm, cool, and daylight in a single fixture
- Integrated On/Off photocell
- Integrated occupancy sensor can be turned on, off, or set to 10% dim
- Install by surface mount, junction box, or pendant mount
- IK08 Impact resistant polycarbonate frosted lens
- IP65 rated, die cast aluminum housing

Adjustable Lumen Output ALO · Switchable CCT SWW2 · Integrated Photocell · Integrated Motion Sensor

65 IP RATED · LOCATION™ 5 YEAR

Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Photocell Operation	Occupancy Sensor	Input Voltage	CRI	Finish
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K,5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	Dark Bronze
CNY LED ALO SWW2 UVOLT PE PIR WH M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K,5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	White

CNY Stock Options

Catalog Number	UPC	CU Code	Number of fixtures per pallet	Traditional Replacement
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	193975894924	*1844928	180	Up to 250W HID
CNY LED ALO SWW2 UVOLT PE PIR WH M2	193975894917	*1844926	180	Up to 250W HID

Lumen Output:
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.

Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt
5,000	34	3000K	4781	139
		4000K	4794	141
		5000K	4777	140
7,500	52	3000K	7169	133
		4000K	7455	144
		5000K	7291	137
10,000	75	3000K	9564	123
		4000K	9894	136
		5000K	9529	125

Accessories: *Order as separate catalog number.*

CNYBCP DDB — 14 Inch x 14 Inch Beauty Cover Plate
CNYEB E7WC M12 — Field installable emergency battery, 7W, UVOLT compatible, Minimum operating temp of 0°C

CONTRACTOR SELECT CNY LED ALO

Page 1 of 2

FIXTURE TYPE A

NOTES THIS SHEET:

1. S1: RAD1-LED-P5-40K-ASY-HS
2. S2: RAD1-LED-P5-40K-PATH-HS
3. A: CNY-LED-ALO-SWW2-UVOLT-PE-PIR-DDB-M2

HCS Engineering
50 years
4512 Feather River Dr #F, Stockton, CA 95219
209-478-8270 | www.hcs-eng.com
☒ Richard C. Smith, PE richard@hcs-eng.com
☐ Bhupendra Patel, PE bhupendra@hcs-eng.com

PROJECT # 2026.054

REGISTERED PROFESSIONAL ENGINEER · RICHARD C. SMITH · No. E14303 Exp. 6-30-25 · ELECTRICAL · STATE OF CALIFORNIA

STAMP

No.	Description	Date	By
–	–	–	–

VESTING TENATIVE
8100 VALENTINE AVENUE
SEBASTOPOL, CA

PHOTOMETRIC STUDY

Project number	2026.054
Date	MARCH XX, 2026
Drawn by	CM & LM
Checked by	RCS

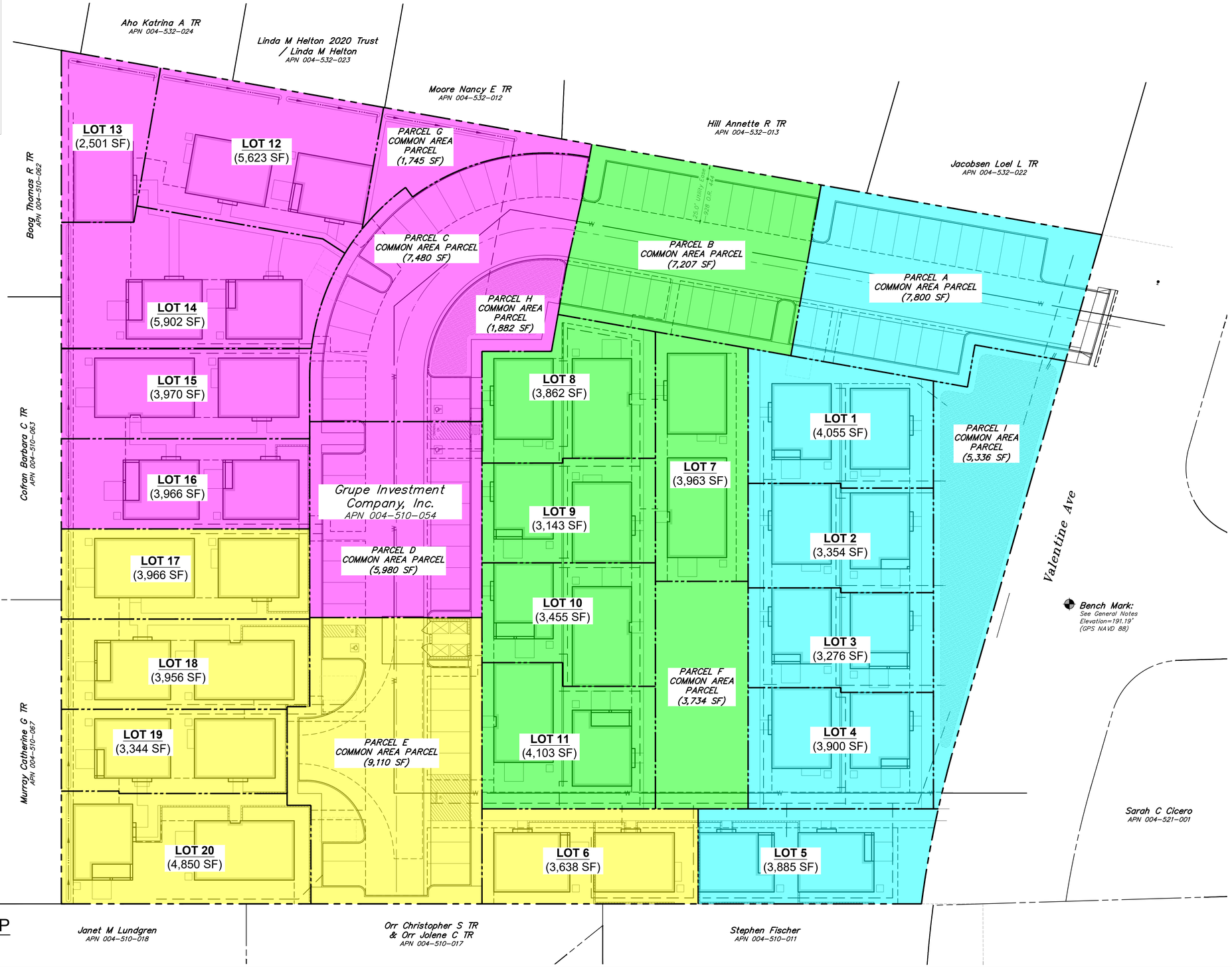
E1.0

Scale AS NOTED

FILE: C:\Users\12093\Box\HCS\2026\0-100\2026.054 sebastopol photometric\E1.0.dwg Aug 28, 2026 - 8:39am 12093

STEPS TO COMPLETE THE PROJECT UNDER AB1033:

1. 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF UP TO 39 UNITS AND DESIGN REVIEW APPROVAL.
2. LAND DEVELOPMENT BEGINS AND 39 PADS ACROSS 20 LOTS WILL BE GRADED AND UTILITIES STUBBED.
3. THERE WILL BE 4 PHASES OF 5 LOTS EACH. THIS EQUALS ~10 HOMES PER PHASE (5 TRADITION HOMES AND 5 ADU'S)THAT WILL HAVE BUILDING PERMITS PULLED AT 1 TIME.
4. THE ADU CONSTRUCTION ON EACH LOT WILL NEED TO BE COMPLETE AND RECEIVE A CERTIFICATE OF OCCUPANCY IN ORDER FOR THE SUBDIVIDER TO RECORD THE CONDO PLAN ON A LOT BY LOT BASIS PER AB1033.
5. ONCE THE CONDO PLAN IS RECORDED THE SUBDIVIDER WILL SUBMIT TO THE DRE FOR A FINAL PUBLIC REPORT (WHITE REPORT) SO THE SUBDIVIDER CAN CLOSE HOMES SALES ~15 DAYS LATER.



CONSTRUCTION PHASING LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

CONSTRUCTION PHASING MAP

Revisions			
No.	Date	Description	Approved

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Website: www.adobeinc.com
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VESTING TENTATIVE MAP
VALENTINE AVENUE
CONSTRUCTION PHASING PLAN

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

Sheet
C2.2
4 of 9 Sheets
Job 25213

File: T:\2025 PROJECTS\25213\dwg\Adobe-Design\Const Docs\25213-C2.2_Phasing Map.dwg Time: Aug 28, 2026 - 10:15am

SEE SHEET C3.2 FOR GRADING & DRAINAGE PLAN

MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

BLDG 1 194.0 SLAB
BLDG 2 194.0 SLAB
BLDG 3 194.0 SLAB
BLDG 4 194.0 SLAB
BLDG 5 193.2 SLAB
BLDG 6 195.0 SLAB
BLDG 7 195.0 SLAB
BLDG 8 195.0 SLAB
BLDG 9 195.0 SLAB
BLDG 10 194.3 SLAB
BLDG 11 196.0 SLAB
BLDG 12 196.0 SLAB
BLDG 16 196.0 SLAB
BLDG 17 196.0 SLAB
BLDG 5 196.0 SLAB

OPEN SPACE (SLP)

CARPORT
CARPORT

1' KICKER (TYP)

BIORETENTION AREA
AREA = 4,200 SF
STORAGE DEPTH = 4.0'
190.20 FG BASIN

25.0' Utility Easement
Book 928 O.R. 444

Ex Sidewalk
Ex Curb & Gutter
Ex Driveway Apron (To Remain)
Ex 24" RCP
Ex SDMH
191.07 GR
179.52 IG

VALENTINE AVENUE

Redbud Clstr
Myrtle Clstr
Myrtle
Pear 12"
Oak 36"
Oak 15"
Cedar 2-48"
Birch 18"

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

DEMOLITION LEGEND:

- 12" LO — EX TREE TO BE REMOVED

Revisions			
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VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM,IL
Checked by: AP,CT

Sheet C3.0
5 of 9 Sheets
Job 25213

T:\2025 PROJECTS\25213\dwg\Adobe-Design\Const Docs\25213-C3.0_Grading & Drainage Plan.dwg, Kai Muratta, 8/28/2026 10:14:02 AM

MATCHLINE - SEE SHEET C3.2
FOR CONTINUATION

MATCHLINE - SEE SHEET C3.0
FOR CONTINUATION

BLDG 11 196.0 SLAB
BLDG 12 196.0 SLAB
BLDG 13 196.0 SLAB
BLDG 14 196.0 SLAB
BLDG 18 197.0 SLAB
BLDG 19 197.0 SLAB
BLDG 20 197.0 SLAB
BLDG 23 197.7 SLAB
BLDG 24 197.7 SLAB
BLDG 25 198.4 SLAB
BLDG 26 198.4 SLAB
BLDG 27 198.4 SLAB
BLDG 28 198.7 SLAB
BLDG 29 198.7 SLAB
BLDG 30 199.3 SLAB
BLDG 31 199.3 SLAB

RETAINING WALL (TYP)
CARPORT
1' KICKER (TYP)
CUTOFF SWALE (TYP)
BIORETENTION AREA
AREA = 1,290 SF
STORAGE DEPTH = 4.0'
194.4 FG BASIN
194.4 FG RIM
SLOPE TRANSITION
DOG PARK (SLP)
OPEN SPACE (SLP)
24.0' Utility Easement Book 928 O.R. 444
3:1 MAX

DEMOLITION LEGEND:

⊗ 12" LO — EX TREE TO BE REMOVED

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'

No.	Revisions	Date	Description	Approved

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Drawn by: KM, IL
Checked by: AP, CT

Sheet
C3.1
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Job 25213

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SEE SHEET C3.0 FOR GRADING & DRAINAGE PLAN

BLDG 10 194.3 SLAB
BLDG 17 196.0 SLAB
BLDG 22 197.5 SLAB
BLDG 16 196.0 SLAB
BLDG 21 197.0 SLAB
BLDG 15 196.0 SLAB
BLDG 20 197.0 SLAB
BLDG 12 196.0 SLAB
BLDG 14 196.0 SLAB
BLDG 19 197.0 SLAB
BLDG 38 200.00 SLAB
BLDG 39 200.0 SLAB
BLDG 36 199.7 SLAB
BLDG 37 199.7 SLAB
BLDG 34 199.5 SLAB
BLDG 35 199.5 SLAB
BLDG 32 199.3 SLAB
BLDG 33 199.3 SLAB
BLDG 30 199.3 SLAB
BLDG 31 199.3 SLAB

RETAINING WALL (TYP)
12 LF ROLLED CURB
NO PARKING
CARPORT
FSS TURNAROUND
LANDSCAPE WALL (TYP)
OPEN SPACE (SLP)
1' KICKER (TYP)
TRASH ENCLOSURE
CUTOFF SWALE (TYP)
MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

DEMOLITION LEGEND:

⊗ 12" LO EX TREE TO BE REMOVED

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'

No.	Date	Description	Revisions	Approved

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1220 N. Dutton Ave., Santa Rosa, CA 95401
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Casey Talbot

PROFESSIONAL ENGINEER * CASEY RHEA TALBOT * No. C91962 Exp. 3/31/2027 * REGISTERED CIVIL STATE OF CALIFORNIA

Casey Rhea Talbot, PE 91962
My license expires 3/31/2027

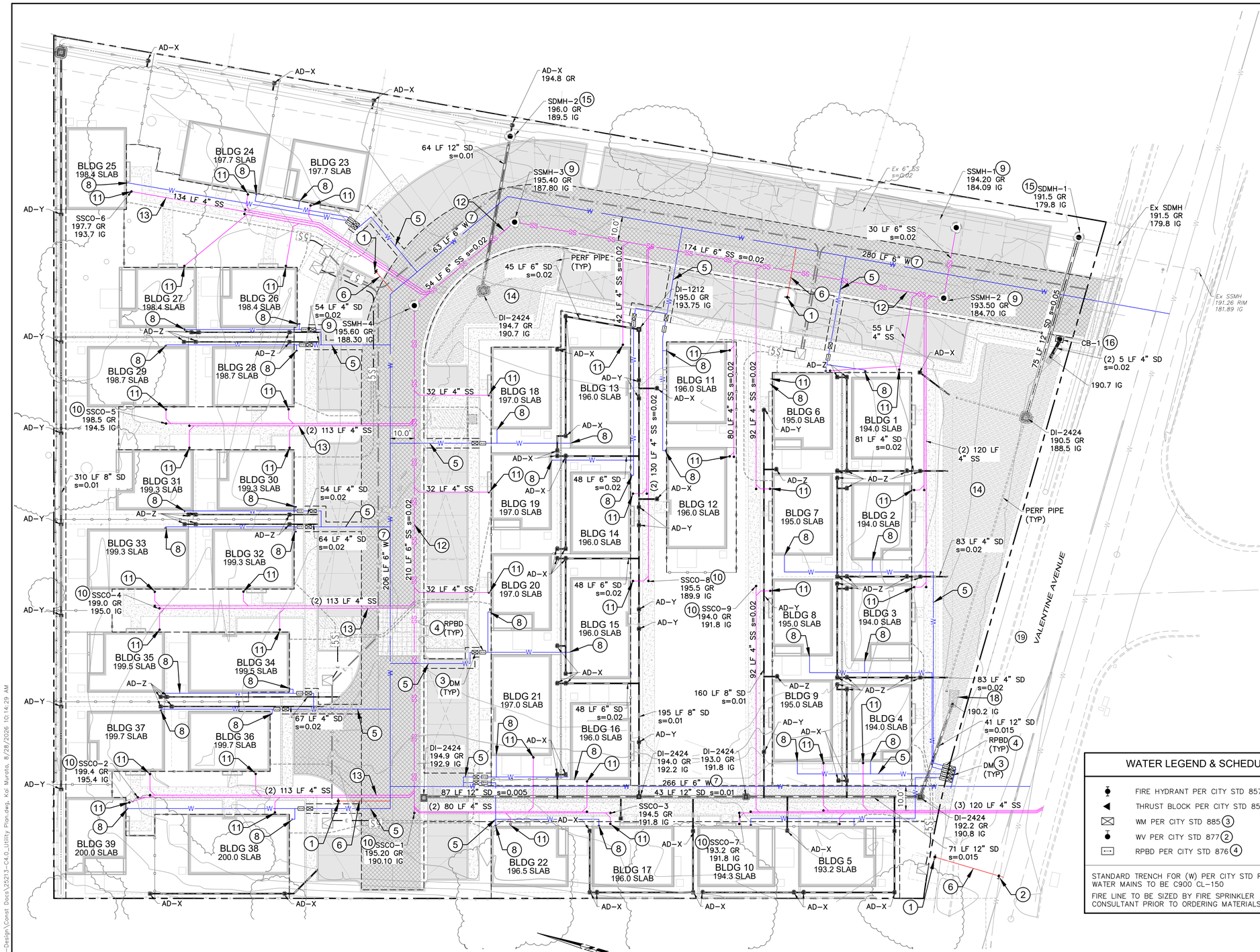
VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

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LEGEND:

- W — EX PUBLIC WATER
- FW — PRIVATE FIRE WATER
- W — WATER
- SS — PRIVATE SANITARY SEWER MAIN (1% MIN)
- SEWER LATERAL (2% MIN)
- JT — JOINT TRENCH
- SVC — SERVICE CABLES

SANITARY SEWER SCHEDULE

SSMH NO 1–4	PER CITY STD 500 (9)
SSCO'S	ADJUST TO GRADE, PER CITY STD 505 (11)
SS TRENCH	PER CITY STD R-1.4
SS LATERALS	PER CITY STD 513 (13)
ALL SS MAIN SHALL BE SDR-26	

STORM DRAIN SCHEDULE (17)

DI-1212	OLDCASTLE MODEL DI-1212
DI-2424	OLDCASTLE MODEL DI-2424
AD-X	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-Y	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-Z	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

WATER LEGEND & SCHEDULE

- FIRE HYDRANT PER CITY STD 857 (1)
- THRUST BLOCK PER CITY STD 854
- WM PER CITY STD 885 (3)
- WV PER CITY STD 877 (2)
- RPBD PER CITY STD 876 (4)

STANDARD TRENCH FOR (W) PER CITY STD R-1.4
WATER MAINS TO BE C900 CL-150

FIRE LINE TO BE SIZED BY FIRE SPRINKLER CONSULTANT PRIOR TO ORDERING MATERIALS

KEYNOTES

1. FIRE HYDRANT
2. WATER GATE VALVE
3. 1" WATER METER
4. 1" REDUCE PRESSURE BACKFLOW DEVICE (RPBD)
5. 1.5" WATER LATERAL 1,840 LF
6. 6" FIRE WATER LATERAL 85 LF
7. 6" WATER MAIN (PUBLIC) 815 LF
8. 1.5" WATER STUB (PRIVATE)
9. 48" SEWER MANHOLE (PUBLIC)
10. SEWER MAINLINE CLEANOUT (PUBLIC)
11. SEWER CLEANOUT AT BUILDING (PRIVATE)
12. 6" SEWER MAIN (PUBLIC) 477 LF
13. 4" SEWER LATERAL (PRIVATE) 2,530 LF
14. BIORETENTION FACILITY 5,490 SF
15. 48" STORMDRAIN MANHOLE (PRIVATE)
16. STORMDRAIN CATCH BASIN (PRIVATE)
17. DROP-INLET/AREA DRAIN (SEE SCHEDULE)
18. STORM OUTFALL ROCK RIP-RAP

HATCHING LEGEND:

- TI=8 R=30, 5" AC OVER 11" CL II AB
- PARKING PAVEMENT
- 6" PCC OVER 4" CL II AB W/ #4 BARS OCEW
- 4" PCC OVER 4" CL II AB
- DECOMPOSED GRANITE
- BIORETENTION AREA

UTILITY PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

Revisions			
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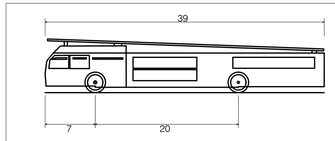
VESTING TENTATIVE MAP
VALENTINE AVENUE
PRELIMINARY UTILITY PLAN
8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM, IL
Checked by: AP, CT

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Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND:

- FIRE TRUCK WHEELTRACK
- FIRE TRUCK OVERHANG
- FIRE TRUCK ENTRANCE WHEEL AND OVERHANG

FIRE TRUCK ANALYSIS

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

Revisions

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VESTING TENTATIVE MAP
VALENTINE AVENUE
FIRE TRUCK ANALYSIS

8100 Valentine Avenue
Sebastopol, California
APN 004-510-054

SCALE: AS SHOWN
Date: August 28, 2026
Design by: KM
Drawn by: KM,IL
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